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TITLE OF DOCUMENT

SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAYTON VALLEY COMMUNITY ASSOCIATION

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SECOND AMENDED AND RESTATED

DECLARATION OF CONVENTS,

CONDITIONS AND RESTRICTIONS FOR

DAYTON VALLEY COMMUNITY ASSOCIATION

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SECOND AMENDED AND RESTATED

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS FOR

DAYTON VALLEY COMMUNITY ASSOCIATION

This Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association (the Declaration) dated this 21st day of July, 2010 is made by the Dayton Valley Community Association, a non-profit corporation, (hereinafter referred to as "Association"), for the purposes of establishing the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association, a common interest community located in Lyon County, Nevada

RECITALS

WHEREAS, this Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association is intended to amend and supercede the Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association, recorded on May 18, 1990, as Document No 133393, Official Records, Lyon County Recorder, Yerington, Nevada and amended from time to time thereafter, and

WHEREAS, the Association consists of members who are owners of single family residences in the Dayton Valley Community Association located in Dayton, Nevada, and

WHEREAS, the amendments incorporated in this Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association were approved by in excess of a majority of the members, and

WHEREAS, the Association desires and intends to continue a uniform plan by imposing mutual and beneficial restrictions, covenants, conditions, obligations and easements to apply uniformly to the use, improvement, occupancy and conveyance of all members for the mutual enjoyment and convenience, protection and benefit of all members both present and future and in compliance with Nevada law as amended from time to time, and

WHEREAS, the provisions contained in this Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association are intended to secure such objectives, and

WHEREAS, all of the covenants, conditions and restrictions set forth in this Declaration shall constitute enforceable equitable servitudes, as well as covenants that shall run with the land comprising the Development, and shall be binding upon the inure to the benefit of each Owner of any portion of such real property or of any interest therein and their heirs, successors, and assigns

NOW THEREFORE, let it be known that the Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association, effective on the date of recording this Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Community Association, are hereby restated and amended to read as follows

ARTICLE 1 DEFINITIONS

1 1 Definitions Generally When the words and phrases described in this Article are used in the Declaration, they will have the meanings set forth in this Article The singular shall include the plural and the plural the singular unless the context requires the contrary, and the masculine, feminine, and neuter shall each include the masculine, feminine, or neuter, as the context requires The use of the term "may" in this Declaration indicates

discretion or choice, and use of the term "shall" in this Declaration shall mean imperative, mandatory or imposing an absolute duty

1 2 Absolute Majority "Absolute Majority" shall mean fifty percent (50%) plus one (1) of all unit owners who are eligible to vote

1 3 Act "Act" shall mean the Nevada Common Interest Ownership Act, Nevada Revised Statues, Chapter 116 1101 et seq as it may be amended from time to time

1 4 Additional Charges "Additional Charges" shall mean all costs, fees, charges, and expenditures, including without limitation, interest, late charges, attorney's fees, recording and filing fees, and all other costs actually incurred by the Association in collecting and/or enforcing payment of Assessments, fines, and/or penalties

1 5 Alternative Energy Systems "Alternative Energy Systems" shall mean any equipment, structures, or systems meant to privately generate electrical energy or heat using the sun or wind installed at a residence as an alternative to obtaining electricity or heat from a public utility or commercial source

1 6 Architectural Control Committee "Architectural Control Committee" shall mean the committee created pursuant to Article 8 of this Declaration

1 7 Architectural Rules "Architectural Rules" shall mean the rules and regulations adopted by the Architectural Control Committee pursuant to Section 8 5 of this Declaration

1 8 Articles "Articles" shall mean the Articles of Incorporation of the Association, as they may be amended from time to time, and as filed with the Office of the Secretary of State of Nevada, as the same may from time to time be amended

1 9 Assessment "Assessment" shall mean a charge levied by the Association against an Owner and his or her Lot as provided in Article 6 of this Declaration "Assessment" shall include any or all of the following

(a) Regular Assessments, which shall have the meaning, set forth in Section 6 5 of this Declaration

(b) Special Assessments, which shall have the meaning, set forth in Section 6 6 of this Declaration

(c) Reimbursement Assessments, which shall have the meaning, set forth in Section 6 7 of this Declaration

(d) Enforcement Assessments, which shall have the meaning, set forth in Section 6 8 of this Declaration

1 10 Association "Association" shall mean the Dayton Valley Community Association, a Nevada nonprofit corporation, its successors and assigns

1 11 Board of Directors "Board of Directors", "Executive Board", or "Board" shall mean the governing body of the Association The Board of Directors is an "Executive Board" as defined by NRS 116 045

1 12 Bylaws "Bylaws" shall mean the Bylaws of the Association as they shall be adopted by the Members and any duly adopted amendments thereof

1 13 Commercial Use "Commercial Use" shall mean any governmental, professional, office, business, business park, eleemosynary, trade, or industrial use including any activity involving the offering of goods and or services

1 14 Commercial Vehicles "Commercial Vehicles" shall mean a vehicle designed, used or maintained for the transportation of persons for hire, for profit, or for business purposes Any vehicle with a payload of one (1) ton or more, may or may not have side windows, or outfitted with a commercial rack or construction rack, commercial markings, or any exterior equipment normally used for commercial purposes shall be classified as a Commercial Vehicle A marked Police or Emergency vehicle, Federal, State, or County vehicles or local Utility vehicles are excluded from this requirement for Commercial Vehicles

1 15 Common Area "Common Area" shall mean all real property owned or maintained by the Association for the common use and enjoyment of the Owners and Residents of the Development The Common Area for the Development shall be identified in the Supplemental Declaration Recorded with the filing of the Subdivision Map for each Parcel within the Development or in the Declaration of Annexation for any property being annexed to the Development and shall consist of certain lots identified within parcels 1 through 14 as recorded on maps in the Office of the Recorder of Lyon County, State of Nevada and the real property located within the private roadway easements *Each Common Area lot is a "Common Element"* as defined by NRS 116 017

1 16 Contract Purchaser/Contract Seller "Contract Purchaser" and "Contract Seller" shall mean the purchaser and the seller, respectively, under an installment land contract in which title to the property is transferred after the final installment payment is made

1 17 County "County" shall mean Lyon County, Nevada

1 18 Declaration "Declaration" shall mean this instrument, as it may be amended from time to time If any Supplemental Declarations or Declarations of Annexation are approved and recorded in accordance with Article 14, below, then following such recordation any reference to this Declaration shall mean this Declaration as amended and supplemented by the Supplemental Declaration(s) and any Declarations Annexation

1 19 Declaration of Annexation "Declaration of Annexation" shall mean a declaration of annexing real property to the Development and subjecting the real property described therein to this Declaration, all as more particularly described in Article 14, below

1 20 Deed of Trust "Deed of Trust" shall mean a mortgage or a deed of trust as the case may be

1 21 Development "Development" shall mean all the real property described in Exhibit "A" of this Declaration attached hereto and incorporated herein by this reference, together with all buildings, structures, utilities, Common Area, and the Improvements now located or hereafter constructed or installed thereon, all appurtenances thereto The term "Development" shall also include any additional property, as may hereafter be encumbered by a Declaration of Annexation otherwise made subject to this Declaration pursuant to Article 14, below

1 22 Director "Director" shall mean a member of the Board of Directors of the Association

1 23 Golf Course "Golf Course" shall mean any portion of the adjacent privately owned golf course with various buildings and related facilities and Improvements constructed within the physical perimeter boundaries of the Development

1 24 Governing Documents "Governing Documents" shall mean the Articles, Bylaws, Declaration, Rules (including the Architectural Rules), and the policies and resolutions duly adopted by the Board and distributed to the Members

1 25 Improvement "Improvement" shall mean any structure and all appurtenances thereto of every type and kind, including but not limited to building, outbuilding, patio, tennis court, pool, mailbox, aerial, antenna, road, driveway, parking area, walk, fence, screening wall, retaining wall, stair, deck, landscaping, court, gate, statue, marker, hedge, windbreak, planting, planted trees and shrubs, pole, sign, exterior air conditioning, pump, well, ditch,

tank, reservoir, pipe, line, meter, tower and other facilities used in connection with water, sewer, gas, electric, telephone, regular, satellite or cable television or other utilities

1 26 Lot "Lot" shall mean any plot of land shown upon a Subdivision Map, legally capable of being sold as a separate unit of real estate with the exception of the Common Area lots

1 27 Manager "Manager" shall mean the person, firm or corporation employed by the Association pursuant to section 2 6

1 28 Member "Member" shall mean an Owner, and refers to membership in the Association

1 29 Member in Good Standing "Member in Good Standing" shall mean a Member of the Association who is current in the payment of all dues, Assessments, fines, penalties, and other charges imposed in accordance with the Governing Documents

1 30 Mortgage "Mortgage" shall mean a deed of trust as well as a mortgage "First Mortgage" shall mean any recorded Mortgage on a Lot with first priority over all other Mortgages on such Lot, if any

1 31 Multi-Family Site Any unit of land, whether or not shown on a recorded subdivision map and whether or not improved, which is designated for apartments, condominiums, or townhouses

1 32 Owner "Owner" shall mean any person, firm, corporation or other entity in which fee title to a Lot is vested as shown by the official records of the office of the County Recorder, including Contract Sellers, but excluding Contract Purchasers and excluding those having such interest merely as security for the performance of an obligation *If a Lot is transferred or conveyed to a trust, the Owner is the trustee or the co-trustees of such trust* A person or entity is not an Owner due to (a) community property or other equitable rights not shown of record, or (b) rights of adverse possession not shown of record Where the context requires, the term "Owner" shall include the members of the Owner's household and the Owner's guests, tenants/lessees and invitees, provided, however, that such persons are not "Owners" for purposes of exercising voting rights in the Association

1 33 Project "Project" shall mean any real property located within the geographic boundaries of the Development that is developed as a common interest community, as that term is defined in NRS 116 021

1 34 Record "Record" or "record" shall mean, with respect to any document, the official recordation or filing of such document in the office of the County Recorder

1 35 Recreational Vehicle "Recreational Vehicle" is defined as Motor Homes, Campers, Boats, Travel Trailers and Storage Trailers, Motor Scooters, Dirt Bikes and ATVs

1 36 Residence "Residence" shall mean a residential structure located upon a Lot which is designed for human residential use and occupancy

1.37 Resident "Resident" shall mean any person who resides on a Lot within the Development whether or not such person is an Owner

1.38 Rules "Rules" shall mean the rules and regulations governing the use, occupancy, management, administration, and operation of the Development or any part thereof as adopted and published by the Board of Directors from time to time, and the Architectural Rules as adopted and published by the Architectural Control committee from time to time

1.39 Simple Majority "Simple Majority" shall mean a majority of the votes of the Members (i) represented and voting at a meeting at which a quorum is present, or (ii) cast by written ballot in which the number of ballots received equals or exceeds the number required to establish a quorum

1 40 Single Family "Single Family" One or more persons each related to the other by blood, marriage, legal adoption, registered domestic partners or a group of not more than four (4) persons not all so related, together with their domestic employees and servants who maintain a common household in a residential unit and casual guests or as defined under Lyon County Code

1 41 Single Family Use "Single Family Use" The occupancy and use of a residential unit or lot by a Single Family in conformity with the covenants, conditions and restrictions hereof, the rules and requirements imposed by applicable zoning laws and state or local rules and regulations

1 42 Subdivision Map "Subdivision Map" shall mean a subdivision map recorded for any portion of the Development The initial Subdivision Map, as more particularly described in Exhibit "A"

1 43 Unit "Unit" shall mean a residential structure located upon a Lot which is designed for human residential use and occupancy

1 44 Use and Maintenance Agreements "Use and Maintenance Agreements" shall mean any agreement to allocate costs or to permit the sharing of Common Area by owners of property not subject to Assessment or not otherwise a part of the Development

ARTICLE 2 COMMUNITY ASSOCIATION

2 1 Management and Operation The Association, through the Board of Directors and such officers as the Board may elect or appoint in accordance with this Declaration or the Bylaws, shall manage and operate the Development in accordance with the applicable provisions of the Governing Documents and the applicable provisions of Nevada law The Association shall have all of the Powers set forth in the Governing Documents together with general power to do any and all things that a not for profit corporation may lawfully do under the laws of the State of Nevada, subject only to the limitations upon the exercise of such powers as are expressly set forth in the Governing Documents

2 2 Membership Every Owner of a Lot shall be a Member of the Association and shall remain a Member thereof until such time as his or her Lot ownership ceases for any reason Membership shall be appurtenant to and may not be separated from ownership of a Lot and shall not be transferred, encumbered, pledged, alienated, or otherwise hypothecated in any way except in connection with the sale or encumbrance of the Lot to which it is appurtenant

2 3 Voting

(a) Commencement of Voting Rights Voting rights attributable to the ownership of Lots shall not vest until Assessments against those Lots have been levied by the Association

(b) Single Class of Membership The Association shall have a single class of voting Members

(c) Membership Voting Rights Only Members in Good Standing shall be entitled to vote

(d) Suspension of Voting Rights Voting rights may be temporarily suspended under those circumstances described in Article 10, below

(e) Joint Ownership Voting Rights In the case of a Lot owned by two (2) or more persons or entities, Voting Rights shall be exercised by only one of them, who shall be designated in writing by all of the Owners of such Lot, or shall be the Owner exercising such right if only one Owner so exercises or in the absence of such designation by such Owner or exercise by a single Owner, shall be an Owner of the Lot selected by the Board

2 4 Executive Board The affairs of the Association shall be managed by or under the direction of a Board of Directors The number and qualifications of Directors shall be as established in the Bylaws but in no event fewer than five (5) in number, and the members of the Board shall be elected and appointed as provided by law The Board of Directors shall have all of the powers and duties set forth in any provision of the Governing Documents, including without limitation such powers and duties as may be expressly set forth in this Declaration Each Director shall, within ninety (90) days of his or her appointment or election, certify in writing that he or she is an Owner and has read and reasonably understands the "Governing Documents" and applicable provisions of NRS Chapter 116 to the best of his or her ability

2 5 Association Rules The Board of Directors shall have the power and the authority to establish, promulgate, amend, repeal, and enforce such rules and regulations, which shall be known as "Rules", as the Board deems necessary for the management and operation of the Development and the conduct of business and affairs of the Association The Rules may concern, but need not be limited to, matters pertaining to use of the Common Area, pets, signs, collection and disposal of refuse, minimum standards of maintenance of property, use of recreation facilities, parking and traffic regulations, rental or leasing of Lots, and any other subject matter within the jurisdiction of the Association as provided in the Governing Documents or by law A copy of the Rules as adopted, amended or repealed shall be mailed or otherwise delivered to the Association members

2 6 Manager and Other Personnel The Board of Directors shall have the power and authority to employ a manager and such other persons or entities as the Board shall deem appropriate to assist in the managing of the Development and conducting the business and affairs of the Association, as more particularly set forth in the Bylaws

2 7 Capital Improvements The Board of Directors shall have the power and authority to provide for the construction, reconstruction, installation, or acquisition of capital improvements upon the Common Area

2 8 Transfer or dedication of Common Area to Public Agency or Utility The Board of Directors shall have the power to dedicate or transfer all or any part of the Common Area to a public agency, authority or utility or other person or entity for such purposes and subject to such conditions as may be agreed to by the Board and applicable law However the Board of Directors may not dedicate or transfer the private roads of the Community or any part thereof whether or not the private roads are Common Area without a majority vote of the membership

2 9 Borrow Money The Board of Directors shall have the power to borrow money in the name of the Association

2 10 Mortgage of Association Property The Board of Directors shall have the power and authority to mortgage, pledge, encumber, or otherwise hypothecate the real and personal property of the Association for money borrowed or debts incurred by the Association

2 11 Mergers and Consolidations The Association may (i) participate in, mergers and consolidations with other nonprofit corporations organized for the same purposes as the Association, or (ii) annex additional property to the Development, in accordance with Section 14 1

2 12 Dissolution So long as the Development is a Common Interest community pursuant to Nevada law the Association may not dissolve

2 13 Limitation of Liability Neither the Association nor its directors, officers, employees, agents or committee members (collectively and individually referred to as the "Released Party") shall be personally liable for damages or in equity to any of the Members, or to any other person, for any error or omission in the discharge of their duties and responsibilities or for their failure to provide any service required hereunder or pursuant to the Bylaws, even if such Released Party is negligent, provided that such Released Party has not acted in bad faith This standard of care and limitation of liability shall extend, without limitation, to matters such as (i) the establishment of the Association's annual financial budget, (ii) the funding of Association reserve accounts, (iii) the discharge of the

Association's maintenance, repair and replacement obligations, (iv) the enforcement of the Governing Documents, and (v) to any other fiduciary duties or responsibilities imposed by law or the Governing Documents

ARTICLE 3 COMMON AREA

3 1 Purpose of Common Area Subject to the provisions of the Declaration, the Common Area shall be held, maintained, and used to meet the common interests of the Owners, the members of the Owners' households, and the Owners' tenants, resident Contract Purchasers, and guests as provided in the Governing Documents

3 2 Owners Non-Exclusive Easements of Enjoyment Every Owner shall have a non-exclusive easement of use and enjoyment, to and throughout the Common Area Each such non-exclusive easement shall be appurtenant to and pass with the title to every Lot, subject to the following rights and restrictions

(a) Adoption of Rules The right of the Board of Directors to establish and enforce reasonable Rules governing the use of the Common Area and the facilities thereon including, without limitation, Rules (i) limiting the number of guests or Members permitted to use the Common Area and the facilities thereon at any one time, (ii) limiting the hours of use of the Common Area and the facilities thereon, (iii) regulating the use of the Common Area and the facilities thereon for group activities, (iv) regulating the Common Area for organized events and community programming, and (v) regulating parking upon the use of the Common Area roadways if any, provided that no Owners shall be denied ingress and egress over Common Area roadways to such Owner's Lot,

(b) Facility Fees The right of the Board to charge reasonable admission and other use fees for any facilities situated upon the Common Area, included, but not limited to the Community Recreational Facility,

(c) Suspension of Use The right of the Board, as more particularly addressed in the Bylaws to suspend an Owner's right to use the recreational facilities located on the Common Area for (i) any period during which any Assessment against such Owner's Lot remains unpaid, and/or (ii) for violations of the Governing Documents by an Owner or any person for whom an Owner is responsible, provided that no Owners shall be denied ingress and egress over Common Area,

(d) Granting of Easements The right of the Board to grant easements and rights of way in, on, over, or under the Common Area,

(e) Public Use Rights The right of the public to use any portion of the Common Area which is subject to a public use right or public dedication as shown on a Subdivision Map,

(f) Transfer to Public Agency The right of the Board to dedicate or transfer all or any part of the Common Area except as limited in paragraph 2 8 to any public agency, authority, or utility,

(g) Pledge as Security The right of the Board to mortgage, pledge, encumber, or otherwise hypothecate the Common Area except as limited in paragraph 2 9, as security for money borrowed by the Association,

(h) Perform Obligations The right of the Association or its authorized agents to perform its obligations under this Declaration, including, without limitation, obligations with respect to construction, maintenance, repair, or replacement for the benefit of the Common Area,

(i) Establish Signage and Improvements The right of the Association to establish, construct, maintain, repair and replace entrance signs, privacy gates, street signs, lights, maps, directories and other similar Improvements upon the Common Area, and

(j) Association Storage Areas The right of the Association to establish, construct, maintain, repair and replace facilities upon the Common Area including without limitation storage facilities and

workshops, which may be necessary or convenient in the discharge of the Association's duties and the exercise of its rights under the Governing Documents

3 3 Assignment of Rights of Use In addition to an Owner's assignment of Common Area use rights to a tenant, upon occupancy of a Lot by a Contract Purchaser, the Owner shall be deemed to have assigned all such Common Area rights exclusively to the Contract Purchaser of such Lot, except that such Owner shall continue to have an easement for ingress and egress to such Owner's Lot to the extent necessary to discharge the Owner's obligations and rights in relation to such assignment as a landlord Any Common Area rights of enjoyment assigned pursuant to this section and subject to suspension to the same extent that rights of Owners are subject to suspension as provided in the Governing Documents It is the express purpose and intent of the provisions of this section to limit the right of use and enjoyment of Common Area to Residents and their guests

3 4 Common Area Construction No person or entity other than the Association, or its duly authorized agents, (i) shall construct, reconstruct, refinish, alter, or maintain any Improvement upon the Common Area, (ii) shall make or create any excavation or fill upon the Common Area, (iii) shall change the natural or existing drainage of the Common Area, or (iv) shall plant, remove, or destroy any seed, plant material, tree, shrub, or other vegetation upon the Common Area

3 5 Mechanic's Liens In the event there shall be Recorded against the Common Area a notice of mechanic's lien for, or purporting to be for, labor or materials alleged to have been furnished or delivered for any Owner or his or her Lot, such Owner shall immediately cause such lien to be discharged by payment, bond, or otherwise. If the Owner fails to cause the lien to be discharged, the Board may send written notice to the Owner specifying that unless the Owner causes the lien to be discharged within five (5) days from the date of such notice, the Board may cause the lien to be discharged Within such five (5) day period the Owner shall be granted a hearing before the Board regarding the validity of such lien and any offsets or defenses thereto At that time, the Board shall determine whether the lien adversely and improperly affects and encumbers the right and interest of the Association or the other Owners If the Board of Directors determines that the lien does adversely and improperly affect and encumber such rights and interests and the adequate protection of such rights and interests has not been provided, the Board may cause the lien to be discharged by payment, bond, or otherwise The Board shall have the right to levy a Reimbursement Assessment against the Owner responsible for causing the lien to be discharged in an amount equal to all amounts paid by the Association together with interest thereon at the legal rate and all costs and expenses paid or incurred in connection therewith, including reasonable attorneys' fees

ARTICLE 4 USE RESTRICTIONS

4 1 Residential Area All property within the residential area (excluding any Recreational or Open Space in such residential area) is improved and is solely for residential use, except that any Common Area in such residential area may be improved and used for active and passive recreational purposes for the primary benefit of the Owners and occupants of Lots and Single Family sites in such residential area The Board in its sole and absolute discretion may permit other improvements and uses consistent with zoning then in effect for such specific residential area

(i) Except as provided in this section, no Lot shall be improved or used except as a dwelling or structure designed to be used as a Single Family residence plus garage, fencing and such other improvements as are necessary or customarily incident to a Single Family residence, provided, however that separate guest houses, and servants quarters may be erected on any Lot if permitted by applicable zoning

(ii) No Lot shall be improved or used as a Multi-Family site

4 2 Residential Use, Rentals Except as defined in 4 5 (a) and (b), no residences on any Lot shall be used for any purpose other than Single-Family residential use However, nothing in this Declaration shall prevent the rental of property within the residential area by the Owner thereof for residential purposes, on either a short or long term basis subject to all the provisions of this declaration No commune, co-operative or similar type of living arrangement shall be permitted anywhere in the project No rental of any unit for commercial purposes shall be allowed This includes but is not limited to medical and dental offices or clinics, convalescent and medical rehab facilities as well as drug, criminal, and social halfway homes

4 3 Offensive Conduct, Nuisances, Noise No noxious, harmful or offensive activities shall be conducted upon or within any part of the Development, nor shall anything be done thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to any Residents of the Development, or which shall in any way interfere with their use of the Common Area and facilities thereon or the use and enjoyment of their Lots or Residences Without limiting any of the foregoing, no Resident shall permit noise, including without limitation the barking of dogs or excessively loud music, to emanate from the Resident's Lot, Residence or vehicles, which would unreasonably disturb another Resident's enjoyment of his or her Lot or of the Common Area The over flight of airplanes and the use of adjacent property as an airport is expressly permitted and no reasonable use of such activities or property use shall constitute a nuisance

4 4 Unsightly Articles No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property within the Development and no odors shall be permitted to arise there from so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or to its occupants Further, no unsightly articles shall be permitted to remain on any Lot so as to be visible at ground level from neighboring property or public or private thoroughfares Without limiting the generality of the foregoing, trailers, motor homes, recreation vehicles, graders, trucks, (other than pick-ups) boats, tractors, campers, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, ATVs, snow removal equipment, and garden maintenance equipment shall be kept at all times, except when actually in use, in an enclosed structure or screened so as not to be visible at ground level from neighboring property No repair or maintenance work shall be done on any of the foregoing, or on any automobile, other than minor emergency repairs, except so as not to be visible from neighboring property Refuse, garbage and trash shall be kept at all times in a covered container See section 4 12

4 5 Restriction on Businesses No business of any kind shall be established, maintained, operated, permitted, or conducted within the Development except

(a) Professional and Administrative Those professional and administrative occupations as may be permitted by, and which are conducted in conformance with, all applicable governmental ordinances provided that there is no external evidence thereof, and further provided that the Board may, in its complete discretion, prohibit the conduct of any such activities which the Board determines to be, incompatible with the nature and character of the Development or which, in the Board's opinion, may or does otherwise negatively impact the quality of life and property values within the Development

(b) Development and Sales of Lots and Residences Lots and Residences used as models, sales offices, or construction headquarters for the purpose of constructing Residences and marketing Lots or Residences within the Development, provided that such models, sales offices, and construction offices are not used for short-term occupancy and will be subject to the Association's Regular Assessment

(c) Commercial Property Businesses permitted within Lots zoned and designated as commercial property

(d) Permitted by Law Those other businesses which by law must be permitted to be conducted within the Development

(e) Solicitation House to house solicitation by commercial enterprises is prohibited except that local youth and school organizations shall be exempted subject however, to approval by the Board

4 6 Use of the Common Area All use of the Common Area is subject to the Governing Documents No alterations or additions to the Common Area shall be made, except as authorized by the Board Nothing shall be placed, kept, stored, or parked on the Common Area, except by the Association, without the prior written consent of the Board Without limiting the foregoing, no Owner shall place rubbish, debris, or other unsightly or unsanitary materials on the Common Area Each Owner shall avoid causing damage to the Common Area

4 7 Golf Course Rules and Regulations The Association makes no rules and or regulations for the Golf Course and accepts no responsibility for enforcing or managing Golf Course rules and regulations

4 8 Requirement of Architectural Approval As addressed in greater detail in Article 8, landscaping, construction, installation, modification, or alteration of buildings, outdoor structures, fences, awning, outdoor lighting and all other exterior Improvements are subject to approval of the Architectural Control Committee

4 9 Sports Apparatus No sports apparatus, whether portable or fixed, including without limitation basketball standards, which is visible from (i) any Lot other than the Lot upon which it is installed or utilized, (ii) any street within the Development, or (iii) the Common Area, shall be permitted within the Development except in strict accordance with the following provisions

(a) Portable Sports Apparatus The Board of Directors shall have the power, but not the obligation to permit the use of portable sports apparatus, including without limitation portable basketball standards, on any Lot Use of such portable sports apparatus shall be subject to all Rules as the Board may in its discretion adopt Such Rules may include, without limitation, requirements that the apparatus be stored completely out of sight from outside of the Lot when not in use, limitations on times of day during which such apparatus may be used, and regulations regarding the conduct and noise generated in the use of such apparatus

(b) Fixed Sports Apparatus The Board of Directors shall have the power, but not the obligation, to permit the installation of fixed sports apparatus, including without limitation basketball standards, which would otherwise be prohibited by this section upon any Lot provided that (i) Architectural approval pursuant to Article 8 is obtained, and (ii) the installation is in conformance with the provisions of the Declaration

4 10 Window Coverings In no event shall windows be painted, nor shall aluminum foil, newspaper, bed sheets, cardboard or similar materials be placed in windows All window coverings shall be maintained in good repair and condition at all times Unless more specific Rules are adopted by the Architectural Control Committee, all window shades, blinds, and coverings may not be garish

4 11 Signs No sign of any kind shall be displayed to the public view without the approval of the Architectural Control Committee or the Board, except such signs as may be required by legal proceedings or political signs All signage shall be of architectural style in harmony with the overall Community To the extent permitted by law, the Architectural Control Committee and or, the Board may adopt limitations on signs including, without limitation, restrictions on the size of the signs, the duration of their posting, content and their location

(a) No flashing or moving signs shall be permitted in the Development

(b) Real Estate (for sale / rental) Signs are limited in size to 18"x 18" Signs must be displayed from a 4"x 4" post mounted on the front of the lot, one real estate sign per lot

4 12 Antennas No outside mast, tower, pole, antenna, or satellite dish shall be erected, constructed, or maintained on the Common Area or upon any Lot, except as provided in this Section 4 8 Antennas or satellite dishes with a diameter or diagonal measurement not greater than one meter which are designed to receive direct broadcast satellite services, video programming services via multi-point distribution services, or television broadcast signals (collectively "Permitted Dishes") may be erected, placed or installed on a Lot, subject to the following restrictions, provided that the application of these restrictions does not unreasonably delay installation or expense, or preclude reception of an acceptable quality signal

(a) Prioritized Placement Preferences All Permitted Dishes shall be installed at locations in accordance with a prioritized list of placement preferences, if such a list is adopted by the Architectural Control Committee

(b) Reasonable Restrictions All Permitted Dishes shall be installed in accordance with such reasonable restrictions, which may be imposed as part of the Architectural Rules

4 13 Trash Disposal Trash, garbage, accumulated waste plant material and all other waste and refuse shall be deposited only in covered sanitary containers or recycling containers in accordance with the provisions listed below Plastic trash bags are not acceptable outside Trash Containers except for landscape refuse such as grass clippings and tree and bush trimmings

(a) Screened Containers Except as provided in Section 4 12(b), the containers shall be maintained upon each Lot and shall be screened or otherwise concealed from view from the Golf Course, Common Area, the streets, and the ground floor of any other Residences

(b) Refuse/Trash Pickup The refuse/trash containers may be placed for pickup at a reasonable time prior to trash collection and shall be promptly stored, no later than midnight on the day of pickup, as specified in Section 4 12(a) after collection The Board may adopt Rules regulating the placement of containers for trash collection, which Rules may include limitations on the period of time during which containers may be placed for collection

(c) Trash Storage No Owner or Resident shall permit or cause any garbage, trash, or other waste or refuse to be kept upon any portion of any Lot outside of the Residence or elsewhere in the Development, except as provided in this section 4 12

4 14 Construction Materials, Construction Debris No portion of the Development shall be used for storage of building materials other than in connection with construction projects approved in accordance with Article 8 All construction debris shall be picked up and deposited daily in an appropriate container

4 15 Vehicles and Parking

(a) Limitations on Types of Vehicles

(i) No trailer, motor home, recreational vehicle, camper, or boat, motor scooter, dirt Bike or ATV shall be parked, kept, stored, or permitted to remain upon any area within the Development on a regular basis unless stored completely within an enclosed garage

(ii) No dilapidated, unclean, unsightly, inoperable, unregistered or abandoned vehicle shall, be parked, kept, stored, or permitted to remain upon any area within the Development unless placed or maintained completely within an enclosed garage

(b) Limitation on Numbers and Parking of Resident and Owner Vehicles

(i) The Residents and Owners of a single Lot shall not bring into the Development at any one time more vehicles than the combined capacity of their garage and driveway

(ii) Vehicles of Residents and Owners may not be parked elsewhere within the Development including, without limitation, on the streets Except, Residents and Owners may park temporarily on the streets during the day or anytime when visiting other neighbors Members and Residents may not park on the streets between 12 00AM and 6 00AM This restriction shall apply to all streets within the Development

(c) Noisy and Polluting Vehicles No unreasonably noisy vehicles, off-road only vehicles, unregistered vehicles, vehicles which do not pass automobile pollution requirements, or vehicles emitting foul smelling or offensive exhaust fumes shall be operated in the Development

(d) Parking Rules and Enforcement Fines In order to prevent or eliminate any parking problems within the Development, or to further define and enforce the restrictions contained in this section, the Board shall have the authority to adopt further reasonable rules and restrictions regarding vehicles and parking within the Development as the Board may deem prudent and appropriate The Board shall also have the power to impose fines and other sanctions for violations of provisions of the Governing

Documents relating to vehicles and parking Such authority and power shall include, without limitation, the power and authority to fix and impose fines for violations of this section in accordance with the Act

(e) Commercial Vehicles No vehicles with over one (1) ton payload capacity and having a permanent advertising sign or insignia anywhere on the vehicle, shall be parked on the driveway of a Lot or on the street overnight Any and all vehicles, regardless of listed size restrictions, with a permanent advertising sign or insignia affixed anywhere on the vehicle shall not be parked on the driveway of any Lot or on the street overnight The nominal movement of such vehicles shall be ineffective for the purposes of this provision Vans reasonably necessary to meet the transportation needs of a disabled person residing on a Lot may be parked on a driveway The terms "van", "truck", and "commercial vehicle" shall not include sedans or standard size pickup trucks and vans (with a payload capacity of one (1) ton or less) which are used for both business and personal uses, provided that any signs or marking of a commercial nature on such vehicles shall be removed or covered and carrying racks used for transportation of construction equipment and materials shall also be removed

(f) Golf Carts Golf carts shall enjoy an easement to operate on, over, and across all association roadways Golf carts must obey all traffic rules, traffic signs, and speed limits Golf cart operators assume all liability for injury and property damage related to their operation Golf carts may not be driven on sidewalks or homeowner property to avoid speed bumps or other traffic control devices Drivers of motor vehicles within the Development shall grant the right of way to golf carts at all times Golf Carts must be stored in a garage and at no time are they allowed to be parked on the street or a driveway overnight The SPEED LIMIT for all vehicles driven on Association roads is 15 MPH

(g) Variances The Board, in its complete discretion and upon such basis and terms as it deems prudent shall have the power to adopt, modify, and repeal Rules permitting the temporary use and parking within the Development of vehicles otherwise prohibited by the provisions of this section

4 16 Garages and Driveways

(a) Garage Doors Each garage door shall remain closed except during the time required for the entry and exit of vehicles and individuals and then only for as long as reasonably necessary to (i) clean the garage, (ii) perform routine washing of vehicles, and (iii) perform yard maintenance upon the Lot Each garage door shall be maintained in good condition, appearance and repair

(b) No Garage Conversions No garage shall be remodeled or used as a permanent workshop, storage space, hobby facility or for any other use or facility which would interfere with the ability of the Owner of the Lot to accommodate the number of full-sized passenger vehicles which the garage would normally be, or was originally designed to, accommodate In no event shall any garage be converted to or used as a living area

(c) Garage Sales No Sales of any type including but not limited to Garage, Driveway, Moving, Annual Sales conducted from or upon any Lot within the Development are permitted at any time

4 17 Outbuildings and Temporary Structures No outbuilding, tent, shack, trailer, shed, cabana, temporary building, or similar building or structure, shall be located within the Development, except in strict compliance with the provisions of this Declaration, including Articles 5 and 8 In no event shall any such building or structure be used as a living area The Architectural Control Committee may approve plans for permanent storage building Improvements, provided such Improvements are consistent with the existing Residence in color, construction materials, design, and quality and must meet Lyon County Building Code for such outbuildings

4 18 Compliance with Laws Nothing shall be done or kept anywhere within the Development which violates any local, state or Federal law, ordinance, statute, rule or regulation

4 19 Animals

(a) Household Pets No animals, reptiles, rodents, birds, livestock, or poultry shall be raised, bred, or kept outside of a Residence, except that up to a total of three (3) domesticated cats or dogs may be kept on a Lot, and fish within ponds may be kept, provided that any such pets are not kept, or maintained for any commercial purposes and they are maintained under reasonable control at all times, and all in conformance with any County ordinances

(b) Registering and Licensing All dogs must be registered and licensed per Lyon County Code

(c) Owner's Responsibility for Pets The owner of each pet shall be responsible for immediately removing and disposing of any waste introduced by such pet to any portion of the Development including but not limited to Common Areas and open, undeveloped Lots The Board shall have the power to impose fines and other sanctions for violations of provisions of the Governing Documents relating to pets, including without limitation fines for failure to remove and dispose of pet waste as required by this section Each Owner, Resident, and any person bringing or keeping an animal within the Development shall be absolutely liable to the Association and all other persons for any injury or damage to persons or property caused by the animal brought upon, or kept upon the Development by such person or by members of his or her household, tenants, guests, or invitees Each Owner and Resident must have complete control of their pets at all times Each Owner and Resident shall indemnify the Association and its officers, directors, and agents against any and all claims, damages, losses, demands, liabilities, and expenses, including but not limited to attorney's fees, arising out of or resulting from the presence or conduct of any animal brought upon or kept within the Development by the Owner or Resident, members of his or her household, guests, tenants, or invitees

(d) Pet Rules The Board may adopt and enforce pet Rules in addition to the provisions of this section Such Rules may include, without limitation, regulations regarding the presence of pets on the Common Area and requirements that pets be registered with the Association The Association shall have the right to prohibit the keeping of any animal, which constitutes, in the sole and exclusive opinion of the Board, a nuisance or danger to any other person

(e) Wild Animals The feeding of wild animals, including but not limited to, ducks, geese, coots, pigeons, birds of prey, etc is prohibited except that backyard songbird seed feeders and hummingbird feeders for the feeding of songbirds and hummingbirds is permitted

4 20 Rental of Lots An Owner shall have the right to rent his or her Lot subject to the provisions of the Governing Documents, including without limitation the following specific requirements

(a) Notification of the Board The Owner shall notify the Association of the duration of the lease and shall provide the Association with (i) the names of the tenants, (ii) the names of the members of the tenants' household, (iii) the tenants' telephone numbers, and (iv) such other information as the Board deems appropriate The Association may, in its discretion, adopt a form for the provision of information required by this subsection, Tenants must be given a copy of the C C &Rs and all Governing Documents Tenants must acknowledge by written proof that they have read, understand and agree to abide by the Governing Documents Such written proof will be submitted to the Association for filing

(b) Owner Responsibility Each Owner renting a Lot shall be strictly responsible and liable to the Association for the actions of such Owner's tenant in or about all Lots and Common Area and for each tenant's compliance with the provisions of all Governing Documents An Owner renting a Lot shall provide the tenant with copies of the Governing Documents and all subsequent amendments

(d) Association Enforcement Rights In the event conduct involves damage or misuse of any Common Area or facilities on any Common Area or constitutes an unreasonable nuisance to other Residents, the Association shall be entitled to fine the Owner of the Lot

(e) Indemnification of Association Every Owner of a Lot that is occupied by persons other than the Owner pursuant to a rental agreement or otherwise, agrees to and shall indemnify and defend the Association, its officers, directors, managers, and agents and shall hold them harmless from any cost, loss, claim, or damages of any kind, including but not limited to attorneys' fees arising out of the conduct or presence of the occupants of the Lot upon the Development, including any such arising or alleged to have arisen out of the enforcement or non-enforcement by the Association of the Governing Documents against such occupants Without limiting the generality of the foregoing, all costs, including attorneys' fees incurred by the Association to enforce the Governing Documents against such occupants, including eviction as provided herein, shall be reimbursed to the Association by the Owner and may be assessed by the Association as a Reimbursement Assessment

(f) Requirements of Written Rental Agreement The rental of any Lot shall be only by written rental agreement which shall expressly provide (i) that it is subject to all of the provisions of the Governing Documents, (ii) that the tenants of such Lot shall comply with all provisions of the Governing Documents, and (iii) that any violation of any provisions of the Governing Documents shall constitute a breach and default of the terms of such rental agreement The rental agreement shall not attempt to, nor shall any such agreement be effective to, transfer membership in the Association to the lessee

(g) Requirement of Inclusive Rental Agreement No Owner may rent or hire any garage, accessory building, or similar improvement to anyone who does not have the right of possession of the entirety of the Residence on the Lot

4 21 Clotheslines No exterior clotheslines or other outside clothes drying or airing facility shall be erected or maintained upon any Lot

4 22 Mailboxes and Exterior Newspaper Tubes Except for the cluster-style, grouped mailboxes which are the mail receptacles for the Lots, no newspaper tubes or mailboxes shall be erected or maintained within the Development

4 23 Alternative Energy Devises To the extent provided by Federal, State, and Local law, Alternative Energy generating devices are permitted in the Development, provided that the installation of such devices are approved by the Architectural Control Committee and/or the Board The Architectural Control Committee and/or the Board in its sole discretion may reasonably determine where, how, and if possible, the form in which the device may be installed without impeding its effectivity and function

4 24 No Hazardous Activities No activities shall be conducted on any property and no Improvements constructed on any property which might be unsafe or hazardous to any person or property Without limiting the generality of the foregoing, no firearms shall be discharged upon any property and no open fires shall be lighted or permitted on any property except in a contained barbecue unit while attended and in use for cooking Outdoor fireplaces and fire-pits shall be gas fired

4 25 Activities Affecting Insurance Nothing shall be done or kept within the Development, which will increase the rate of insurance maintained by the Association without the prior written consent of the Association No Owner shall permit anything to be done or kept within the Development which would result in cancellation of any insurance policy maintained by the Association or any other Owner

4 26 Storage of Personal Property Items of personal property stored in the front, back, or side yards of Lots shall be kept screened and concealed from view from the Golf Course, Common Area, public streets and from the ground floor windows of Residences within the Development

4 27 Drainage Patterns Except as approved by the Architectural Control Committee or performed by the Association, there shall be no interference with the natural or established drainage systems or patterns within the Development This shall include road and gutter drainage

4 28 Sight Distance at Intersections No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two feet and six feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines No fence or hedge exceeding three feet in height shall be erected or permitted to remain or allowed to grow nearer any street than setback lines shown on the Subdivision Map

4 29 Indemnification Each Owner, by acceptance of a deed to a Lot agrees for himself or herself and for the members of his or her household, and his or her Contract Purchasers, tenants, guests or invitees, to indemnify each and every other Owner, and to hold them harmless from, and to defend them against, any claim of any person for personal injury or property damage occurring within the Lot of that particular Owner, except that such Owners liability may be diminished to the extent that the injury or damage occurred by reason of negligence of any other Owner or person temporarily visiting such Lot or is fully covered by insurance

4 30 Variances The Board shall be authorized to grant reasonable variances from the provisions of Article 4 of this Declaration upon written application from any Owner provided that the Board determines, in its sole discretion, that the specific application of the restriction to such Owner will (i) cause substantial undue hardship to the Owner, or (ii) fail to further or accomplish the common plan for the Development as contemplated by this Declaration The Board shall have the power to limit any variance granted in scope or duration or otherwise impose such specific requirements as the Board may, in its complete discretion, see fit to require The granting of a variance by the Board shall be specific to that request only and is not to be construed as setting precedence for future requests for like or similar variances The Board shall follow the following procedures in acting on any request for a variance

(a) Initial Board Determination The Board, in its sole discretion, shall make an initial determination whether or not the variance on its face meets the requirements set forth in this section If the Board determines that it does not, the variance request shall be denied and the Board shall so notify the applicant within thirty (30) days of the Board's decision If the Board determines that the variance does on its face meet the requirements of this section, the procedures set forth in the remainder of this section shall be followed

(b) Board Hearing The Board shall conduct a hearing on the variance within forty-five (45) days of the receipt of the written request for a variance Notice shall be given to all Members not less than fifteen (15) days prior to the date of the hearing Members may submit comments in writing prior to the hearing and/or appear at the hearing The Board shall establish a reasonable time limit for Member comments during the hearing No decision regarding the request for variance shall be made until the conclusion of the hearing

(c) Board Determination After the conclusion of the hearing, the Board shall, in its sole discretion, either grant or deny the request for variance in accordance with the standards set forth in this section As more fully discussed above, if the Board grants the variance request, the Board may impose such conditions as the Board deems appropriate and shall notify the applicant within thirty (30) days of the hearing of the Board's decision

ARTICLE 5 MINIMUM CONSTRUCTION STANDARDS

Unless a variance is requested from, and granted by, the Architectural Control Committee, in accordance with Article 8, Improvements constructed on any Lot shall conform to the following minimum construction standards

(i) No more than one (1) residence unit shall be constructed on any Lot, however, if the size of the Lot permits, a single detached guest house for guests or domestic employees shall be considered as part of the residence unit

(ii) All improvements shall be constructed in full compliance with all applicable zoning laws, building codes, and other laws, ordinance, and regulations applicable to the construction, use and occupancy of improvements

(iii) The placement of improvements on a Lot, the type of roof, exterior materials, and building shapes shall be established in such a manner as to be determined reasonable in the sole discretion of the Architectural Control Committee

5 1 Approval by Architectural Control Committee No Building, fence, wall or other permanent structure or Improvement shall be erected, altered or placed on any Lot until building plans, specifications and a plot plan showing the location of structures on the Lots have been submitted to the Architectural Control Committee for review and approval as described in Article 8, below

5 2 Residence Size On a Lot which is one-half (½) acre or more in size, a Residence constructed thereon must be at least two thousand seven hundred fifty (2,750) square feet or more in size, plus a three (3) car garage, on Lots that are twelve thousand (12,000) square feet or more, but less than one half (1/2) acre, Residences thereon must be at least two thousand two hundred fifty (2,250) square feet or more is size, plus a three (3) car garage, on Lots that are ten thousand (10,000) square feet or more, but less than twelve thousand (12,000) square feet, Residences thereon must be at least two thousand (2,000) square feet or more in size, plus a three (3) car garage, on Lots that are eight thousand (8,000) square feet or more but less than ten thousand (10,000) square feet, Residences thereon must be at least one thousand seven hundred fifty (1,750) square feet or more in size, plus a three (3) car garage, on Lots that are six thousand (6,000) square feet or more but less than eight thousand (8,000) square feet, Residences thereon must be one thousand five hundred fifty (1,550) square feet or more in size, plus a two (2) car garage, and on all Lots smaller than eight thousand (8,000) square feet Residences must be at least one thousand two hundred fifty (1,250) square feet or more in size, plus a two (2) car garage

5 3 Colors and Exterior Finishes No reflective finishes (other than glass) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including but without limitation, the exterior surfaces of any of the following roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, and equipment No exterior finishes, textures or materials shall be used without approval of the Architectural Control Committee Generally, colors shall be restricted to those found in the immediate vicinity of the Residence and colors found in nature will be favored and the Committee shall be authorized, as part of the Design Guidelines, to adopt a chart of approved colors and stains for exterior finishes All exterior colors, textures and materials, including the roof materials, must be adequately described in the plans and specifications (with an indication where the colors will be used upon the finished dwelling) and approved in writing by the Committee prior to initiation of construction Color samples shall be submitted to the Committee along with the plans and specifications The Committee is authorized to maintain a chart of approved colors

5 4 Drainage No Owner shall do any work, construct any Improvement, place any landscaping, or suffer the existence of any condition whatsoever which shall alter or interfere with the drainage pattern for the Owner's or any adjacent Lots or parcels or Common Area as established in connection with the approval of the final subdivision and parcel maps applicable to the Development, except to the extent such alteration in drainage pattern is approved in writing by the Architectural Control Committee, the County, and all other public authorities having jurisdiction

5 5 Exterior Lighting and Fixtures Fluorescent, mercury vapor, sodium, amber vapor lights, or standard outdoor lights of the type used for security must be enclosed in a manner that directs the light in a specific area without causing a visual impairment to passing motorists or a nuisance to neighboring properties The issue of whether a nuisance exists shall be determined by the Architectural Control Committee in its sole discretion All exterior fixtures that are attached to the main Residence and any post-mounted exterior fixtures shall be of compatible design and materials as the fixtures attached to the main Residence Temporary holiday lighting and decorations may be placed on Residences and Lots in yards on Residences The Architectural Control Committee

may establish Architectural Guidelines regarding the placement of holiday lighting and decorations, including, but not limited to, the duration of display prior to and following the celebrated holiday

ARTICLE 6 ASSESSMENTS AND LIENS

6 1 Covenant of Owner

(a) Owner's Assessment Obligation Each Owner of a Lot within the Development, by acceptance of a deed or other conveyance thereof, whether or not it shall be so expressed in such deed or conveyance, shall be deemed to have covenanted and agreed to pay to the Association (i) Regular Assessments, (ii) Special Assessments, (iii) Reimbursement Assessments, and (iv) Enforcement Assessments levied by the Association as hereinafter provided, together with all Additional Charges Such deed or conveyance shall be deemed to vest in the Association the right and power to initiate all actions and procedures as the Board shall deem necessary or appropriate for the collection of such Assessments and Additional Charges and for the enforcement of the liens in accordance with the Act and as provided herein

(b) Owner's Personal Obligation Without affecting the Association's right to lien the Owner's lot, each Assessment levied by the Association under this article, together with all Additional Charges, shall be a separate, distinct, and personal debt and obligation of the Owner against whom it is assessed, and shall bind his or her heirs, devisees, personal representatives, successors, and assigns Such obligation to pay Assessments and Additional Charges and the right and power of the Association to initiate all actions and procedures for collection shall run with the land, so that each successive Owner or Owners of Record of any Lot shall, in turn, become liable to pay all such Assessments and Additional Charges After an Owner transfers of Record any Lot he or she owns, he or she shall not be liable for any Assessments levied thereafter with respect to such Lot Such Owner shall remain personally liable, however, for all unpaid amounts due and owing at the time of transfer, together with Additional Charges accruing until time of collection A Contract Seller of any Lot shall continue to be liable for all Assessments and Additional Charges until a conveyance by deed of such Lot is Recorded

6 2 Creation of Lien Each Assessment or fine levied by the Association pursuant to this Declaration, together with all Additional Charges, shall be a lien against an Owner's Lot from the time the Assessment or fine becomes due

6 3 Purpose of Assessments The Assessments levied by the Board shall be used exclusively for (i) managing and operating the Development, (ii) conducting the business and affairs of the Association, (iii) maintaining and enhancing the property values of the Owners and Residents of the Development, (iv) improving and maintaining the Common Area and, to extent provided for in the Governing Documents or by law, the Lots situated within the Development, (v) enforcing the Governing Documents, and/or (vi) providing bulk services including but not limited to Telecommunications Services to Owners and Residents, and/or (vii) otherwise benefiting the Owners

6 4 Authority of the Board Ratification by Members The Board shall have the power and the duty to levy Regular Assessments and Special Assessments sufficient to meet the Association's obligations under the Governing Documents and applicable law Not less than thirty (30) days nor more than sixty (60) days before the beginning of the fiscal year beginning January 1st of the applicable year, the Board shall prepare and distribute a copy of the summary of the budget to be voted on by the Board Within thirty (30) days after adoption of any proposed budget for the Association, the Board shall provide a summary of the budget to all the Owners and shall set a date for a meeting of the Owners to consider ratification of the budget to all the Owners and shall set a date for a meeting of the Owners to consider ratification of the budget not less than fourteen (14) nor more than thirty (30) days after mailing the summary Unless at the ratification meeting a majority of the Owner of all Lots within the Development vote to reject the budget, the budget is ratified, whether or not a quorum is present If the proposed budget is rejected, the periodic budget last ratified by the Owners must be continued until such time as the Owners ratify a subsequent budget proposed by the Executive Board

6 5 Regular Assessment

(a) Calculation of Estimated Requirement The budget shall provide for the net funds required by the Association for the fiscal year (including a reasonable amount allocated to contingencies and to a reserve fund for restoration, repair, and/or replacement of those components for which the Association is responsible and which must be repaired or replaced on a periodic basis) to manage, administer, operate, and maintain the Development, to pay the costs, fees and expenses related to providing bulk services, including, common area maintenance and road maintenance, to conduct the affairs of the Association and to perform all of the Association's duties in accordance with this Declaration ("budget expenses") The funds required by the Association pursuant to this subsection shall be assessed among the Owners of Lots and other properties within the Development as Regular Assessments as further provided in this Section 6 5

(b) Assessments All assessments shall be levied and collected in accordance with the Act

(c) Regular Assessment Regular Assessments shall consist of the budgeted expenses of the Association divided annually among the Lots as herein provided

(d) Allocation of Regular Assessment

(i) When there are no longer any unimproved Lots, and, thereafter, the Regular Assessments shall each be allocated and assessed equally among the Lots within the Development by dividing the amount by the number of Lots, so that each Lot bears an equal share of each component

(ii) When there are improved Lots and Lots which have never been improved, the Board shall establish assessments for improved and unimproved Lots The formula for calculating the assessments for an unimproved Lot shall be the sum of (1) an equal share with all Lots of the "reserve" component of the budgeted expenses, (2) the charge for managing an unimproved Lot charged by the management company, and, (3) the number which represents fifteen percent (15%) of the assessment charged to an improved Lot in the prior fiscal year minus the amounts charged for reserves and management fees Improved Lots shall share equally the balance of the budgeted expenses

(e) Payment of Regular Assessments Unless the Board shall designate otherwise, Regular Assessments shall be levied on an annual basis and shall be paid in four (4) quarterly installments during the fiscal year, and each installment shall be due and payable on the first day of that quarter

(f) Commencement of Regular Assessments Regular Assessments shall commence as to each Lot within the Development immediately upon Annexation The first annual Regular Assessment shall be prorated, if necessary after annexation, according to the number of months remaining in the fiscal year

6 6 Special Assessments

(a) Purpose of Special Assessments If at any time during any fiscal year the Regular Assessment proves inadequate for any reason, including nonpayment of any Owner's share thereof or the unexpected repair, replacement, or reconstruction of Improvements located in the Development, or if funds are otherwise required for any authorized activity of the Association, the Board may levy a Special Assessment in the amount of such actual or estimated inadequacy or cost

(b) Allocation of Special Assessments Special Assessments shall be allocated and assessed among the Lots in the same manner as Regular Assessments

6 7 Reimbursement Assessments The Association shall levy a Reimbursement Assessment against any Owner and his or her Lot (i) if a failure by such Owner, or any person or pet for whom the Owner is responsible, to comply with any provisions of the Governing Documents has necessitated or resulted in an expenditure of funds by the Association to deal with such lack of compliance or to bring such Owner or his Lot into compliance, or (ii) in the event that the Association has expended funds performing emergency repairs as authorized by this Declaration

or for any other reasons specifically authorized by the provisions of this Declaration A Reimbursement Assessment shall include any costs, including attorneys' fees, incurred by the Association, including costs of collecting from an Owner any amount which the Owner is obligated to pay to the Association A Reimbursement Assessment shall be due and payable to the Association

6 8 Enforcement Assessments Any fine imposed by the Board in accordance with the provisions of the Governing Documents and the Act shall be deemed to be an Enforcement Assessment The Board may levy an Enforcement Assessment for violation of any of the provisions of the Governing Documents Any Enforcement Assessment shall be due and payable to the Association when levied The Board may fine the maximum fine allowed by law for all violations, unless it has adopted lesser fines in the Rules

6 9 Failure to Fix Assessments The failure or omission by the Board to fix or levy any Regular Assessment provided for by the terms of this Declaration before the expiration of any fiscal year, for that fiscal year or the next fiscal year, shall not be deemed either a waiver or a modification in any respect of the provisions of this Declaration, nor release of any Owner from the obligation to pay Assessments or any installment thereof for that or any subsequent year, but the amount of the Regular Assessment fixed for the preceding fiscal year shall be the amount of the Regular Assessment for the ensuing fiscal year until a new Regular Assessment is levied

6 10 Offsets All Assessments levied by the Board shall be payable in the full amount specified, including any Additional Charges incurred as provided by the terms of this Declaration, and no offsets against any such amounts shall be permitted for any reason whatsoever, including without limitation a claim that the Association has failed to properly exercise its duties of maintenance or enforcement

6 11 Delinquent Assessments Any installment or other portion of an Assessment not paid within fifteen (15) days after its due date shall be delinquent and shall be subject to interest and late charges not to exceed the maximum rate permitted by law, as well as all other Additional Charges incurred The Board, on behalf of the Association, may enforce the payment of any delinquent Assessment plus Additional Charges by bringing an action at law against any Owner personally obligated to pay the same, or by foreclosing the lien against the Owner's Lot by judicial or non-judicial foreclosure, except as prohibited by law

6 12 Power of Sale Except as provided in subsection (d), of this Section 6 12, the Association shall have the power to foreclose an Assessment lien by sale after

(a) Notice to Owner The Association has mailed by certified or registered mail, return receipt requested, to the Lot's owner or successor in interest, at his address if known, and at the address of the Lot, a notice of delinquent assessment which states the amount of the assessments and other sums which are due, a description of the Lot against which the lien is imposed, and the name of the record owner of the Lot The notice of default and election to sell must be signed by the person designated by the Association for that purpose, or if no one is designated, by the president of the Association,

(b) Recorded Notice of Default Not less than thirty (30) days after mailing the notice of delinquent assessment pursuant to Section 6 12(a), above, the Association or other person conducting the sale has executed and caused to be Recorded a notice of default and election to sell the Lot to satisfy the lien, which contains the same information as the notice of delinquent assessment, but must also describe the deficiency in payment and the name and address of the person authorized by the Association to enforce the lien by sale, and

(c) Owner's Failure to Pay The Lot's owner or his successor in interest has failed to pay the amount of the lien, including costs, fees and expenses incident to its enforcement, for ninety (90) days following the recording of the notice of default and election to sell The period of ninety (90) days begins on the first day following the later of

(1) The day on which the notice of default is recorded, or

(n) The day on which a copy of the notice of default is mailed by certified or registered mail, return receipt requested, to the Lot's Owner or successor in interest at the Owner's address if known, and at the address of the Lot

(d) No Foreclosure for Fines or Penalties The Association may not foreclose a lien by sale for the Assessment based on a fine or penalty for a violation of the Governing Documents of the Association, unless the violation is of a type that threatens the health, safety or welfare of the residents of the Development

6 13 Commencement of Foreclosure Proceedings In order for the Association to commence foreclosure proceedings against an Owner's Lot, the association shall comply with the Act

6 14 Certificate of Outstanding Balance Within ten (10) days of receipt of a written request, the Association shall furnish to a Lot Owner a statement setting forth the amount of unpaid assessments against the Lot If requested, the statement must be in recordable form The statement is binding on the Association, its Board of Directors, and every Lot's Owner

6 15 Priority The lien securing each of the Assessments provided for under this article shall have priority as provided by the Act

6 16 Association Funds All Association accounts shall be maintained in one or more banks or other depositories selected by the Board, which accounts shall be clearly designated as belonging to the Association The Assessments collected by the Association shall be properly deposited into such accounts All Association funds maintained in reserve accounts may not be withdrawn without the signatures of at least two members of the Board of Directors All Association deposited funds shall be deposited in Banks or other depositories which insure its deposits by the Federal Deposit Insurance Corporation or equivalent

ARTICLE 7 MAINTENANCE OF PROPERTY

7 1 Association Responsibilities The Association shall have the following maintenance responsibilities

(a) Common Area The Association shall maintain, repair, and replace the Common Area keeping the same in good condition and repair

(b) Other Association Property The Association shall maintain, repair, and replace all other real and personal property that may be acquired by the Association, keeping such property in good condition and repair

(c) Storm Water Drainage Systems The Association shall maintain, repair, and replace any drainage facility within the Development not located on individual Lots or otherwise maintained by the County The Association shall maintain, repair, and replace and keep free from debris or obstructions the drainage channels, systems, and devices, if any, located on Common Area, except those for which a public authority or utility has accepted responsibility

(d) Roadways The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the County or over which the Association and Owners have an access easement by reason of their deed or this Declaration

7 2 Owner Responsibilities Each Owner shall be solely and exclusively responsible for the maintenance, repair and replacement on his or her Lot and all Improvements thereon, and shall keep the same in good and attractive condition and repair Each Owner's obligations shall include, without limitation, the following

(a) Residence and Other Buildings Each Owner shall maintain, in good and attractive condition and repair, the Residence, other buildings, driveway, and sidewalks located on his or her Lot The garage door for the garage of the Residence shall be maintained in good condition, appearance, and repair

(b) Landscaping Except on those Lots where the Association has elected to provide for landscaping, and assessments are therefore levied, each Owner shall complete the landscaping on their Lot, including planting a lawn, shrubs, trees and or ground cover within (1) year from the date of issuance of a Certificate of Occupancy by Lyon County for such residence to mitigate and eliminate dust and unsightly yard areas Prior to construction of a residence, each Owner shall take any and all steps as are necessary, including but not limited to the application of dust palliatives or planting of ground cover to mitigate flying dust particulate on the Lot(s) owned If any Owner fails to mitigate said dust in a manner acceptable to the Board, the Board shall have the right of entry onto said Lot to apply such dust mitigation measures as are necessary in the Board's discretion and the Board may assess the Owner the costs thereto At the January Board meeting the Board shall set a date by which the owners of vacant or unincorporated Lots must clear, clean and maintain their lots that year Any failure by an owner to clear, clean or maintain their vacant lot by such date shall be a violation of this Declaration for which a fine may be imposed Each Owner, whether or not a residence is constructed thereon shall keep all shrubs, trees, grass, and plantings on his Lot neatly mowed, trimmed, properly cultivated and free from trash, weeds, and other unsightly material Each Owner shall maintain all trees on his Lot and shall replace any tree that dies or becomes diseased No Owner shall remove, alter or injure any tree or shrub placed in any area by the Association or any tree in excess of six (6) inches in diameter without prior approval of the Architectural Control Committee The Association, the Architectural Control Committee and their respective authorized agents shall have the right (without the duty) to enter upon any Lot at any reasonable time for the purpose of planting, replacing, maintaining or cultivating trees and shrubs or to clear and clean a vacant lot The lot Owner shall reimburse the Association for all costs incurred as a Reimbursement Assessment

(c) Fences Each Owner shall maintain, repair, and replace the fences located on his or her Lot keeping the same in good and attractive condition and repair All fences must be approved by the Architectural Control Committee Common fences shared by Lots shall be maintained in accordance with the following provisions

(i) General Rules of Law Apply Each fence, which is placed on the dividing line between the Lots, shall constitute a common fence The general rules of law regarding common fences and liability for property damage due to negligence or willful acts or omissions shall apply thereto

(ii) Sharing of Repair and Maintenance The cost of maintenance and repair of a common fence shall be shared by the Owners who make use of the fence in proportion to such use

(iii) Side Yard Fences The Architectural Control Committee shall have the authority to approve the construction of side yard privacy fences of a height of up to six (6) feet in the areas alongside each residence provided that said fence meets the Architectural Control Committee Rules standards and provided that said fence does not extend beyond the front or the rearmost point or front of the residence, exclusive of any decks or patio The foregoing may only be varied by written consent of the Architectural Control Committee or the Board

(iii) Fences Abutting the Golf Course All rear fences that abut the Golf Course inclusive of fairways, lakes, tees, and greens shall be no greater than four (4) feet in height, made of black or dark green wrought iron or similar material and which allow for viewing through the fence

(iv) Destruction by Fire or Other Casualty If a common fence is destroyed or damaged by fire or other casualty, any Owner who has used the common fence may restore it,

and if the other Owner thereafter, makes use of the common fence, he or she shall contribute to the cost of restoration thereof in proportion to such use, without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions

(v) Right to Contribution Runs With Land The right of any Owner to contribution from any other Owner under this section shall be appurtenant to and run with the land and shall pass to such Owner's successors in title

(d) Utility Connections Utility lines and connections, including without limitation, water, sewer, electrical, cable television, telephone and gas lines, which are located on, under or over any Lot and which provide service to the Residence or other Improvements located upon such Lot, shall be maintained, repaired, and replaced by the Owner of such Lot or by the utility company providing such service

(e) Storm Water Drainage Systems Each Owner shall be responsible for maintaining, repairing, and replacing any storm water drainage system located on such Owner's Lot There shall be no interference with or obstruction of the established surface drainage pattern(s) over any Lot within the Development, unless an adequate alternative provision is made for proper drainage Any alteration of the established drainage pattern must at all times comply with all applicable local governmental ordinances For the purpose hereof, "established" drainage is defined as the drainage, which exists at the time the overall grading of any Lot is completed by the Developer Each Owner shall maintain, repair, and replace and keep free from debris or obstructions the drainage channels, systems, and devices, if any, located on his Lot, except those for which a public authority or utility is responsible

7 3 Compliance With Architectural Provisions An Owner's right and responsibility for maintaining, repairing and replacing any portions of his or her Lot, including landscaping shall be subject to any applicable provisions of the Governing Documents relating to landscaping and Architectural control including Section 8

7 4 Owner Failure to Maintain The Board shall have the absolute discretion to determine whether any maintenance, repair, or replacement, which is the responsibility of an Owner, is necessary to preserve the appearance and value of the property comprising the Development, or any portion thereof, and may notify an Owner of the work the Board deems necessary In the event an Owner fails to perform such work within thirty (30) days after notification by the Board to the Owner, the Board may, after written notice to the Owner and the right of a hearing before the Board, cause such work to be done and charge the cost thereof to the Owner as a Reimbursement Assessment

7 5 Owner Liability In the event the need for any maintenance, repair, or replacement by the Association is caused by willful or negligent act or omission of an Owner, members of any Owner's household, or an Owner's tenants, Contract Purchaser, guests, invitees, or household pets, the cost of such maintenance, repair, or replacement, including the cost of materials, labor, supplies, and services shall be charged to, and paid by, such Owner in the form of Reimbursement Assessment

7 6 Authority for Entry of Lot The Association or its agents may enter any Lot, whenever such entry is necessary, in the Board's sole discretion, in connection with the performance of any maintenance, repair, construction, or replacement for which the Association is responsible or which it is authorized to perform, including without limitation the authorization provided in Section 7 4 Although under no obligation to do so, the Board, in its complete and sole discretion, may enter or may authorize the Association's agents to enter any Lot to effect emergency repairs where such repairs are necessary for safety reasons or to prevent or discontinue damage to the entered Lot, any other Lot or the Common Area The cost of performing any such emergency repairs shall be charged to the Owner as a Reimbursement Assessment Such entry shall be made with as little inconvenience to the Residents as practicable and only upon reasonable advance written notice of not less than twenty-four (24) hours, except in emergency situations

7 7 Association Liability The Association shall not be responsible or liable for any maintenance, repair, or replacement of a Lot or any Improvement thereon, except to the extent that the need for such maintenance, repair, or replacement results from the negligence or fault of the Association, its employees, contractors, or agents

7 8 Board Discretion The Board shall have the discretion to determine the manner, method, extent, and timing of the performance of any and all maintenance, repair, and replacement obligations imposed upon the Association by this article

7 9 Cooperative Maintenance Obligations To the extent necessary or desirable to accomplish the Association's maintenance and repair obligations hereunder, individual Owners shall cooperate with the Association and its agents and maintenance personnel in the prosecution of its work

7 10 Monitoring System The following provisions shall govern any Monitoring System, which serves the Development

(a) Right to Install The Association shall have the right, but not the obligation, to contract for the installation, maintenance, replacement and/or operation of a Monitoring System for some or all of the Development The existence from time to time of any portion of the Monitoring System is not a guarantee of its future maintenance or existence In addition, all Owners specifically acknowledge that the Development may have a perimeter access control system, such as fences, walls, hedges, or the like of certain perimeter areas, which may form part of the Monitoring System THE ASSOCIATION SHALL NOT BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OR FAILURE TO PROVIDE ADEQUATE ACCESS CONTROL OR INEFFECTIVENESS OF ACCESS CONTROL MEASURES UNDERTAKEN

(b) Components The Monitoring System, if installed, may include one or more electronic gates and roving attendants using vehicles The Association does not warrant or guaranty in any manner that the system will include these items, but reserves the right to install or provide the foregoing items, or any other items they deem appropriate in their sole and absolute discretion The Association may expand the Monitoring System by a vote of the majority of the Board Without limiting the foregoing, the Association reserves the right to, at any time, increase, decrease, eliminate, or add manned or unmanned gates houses, information booths, sensors, gates and other access monitoring measures as they deem appropriate in their sole and absolute discretion

(c) Part of Regular Assessments If furnished and installed, the cost of operating and monitoring any Monitoring System shall be included in operating costs of Association and shall be payable as a portion of the Regular Assessments against Owners The purpose of the Monitoring System will be to control access to the Development

(d) Owner's Responsibility All Owners and occupants of any Residence, and the tenants, guests, and invitees of any Owner, as applicable, acknowledge that the Association, the Board and officers, their nominees or assigns, and any Association Committee and its members, do not represent or warrant that (a) any Monitoring System, designated by or installed according to guidelines established, will not be compromised or circumvented, (b) any Monitoring System will prevent loss by fire, smoke, burglary, theft, hold-up, or otherwise, and/or (c) the Monitoring System will in all cases provide the detection for which the system is designed or intended Each Owner and the Association is responsible for protecting and insuring themselves in connection with such acts or incidents The provision of a Monitoring System (including any type of gatehouse) shall in no manner constitute a warranty or representation as to the provision of or level of security within Development The Association does not guarantee or warrant, expressly or by implication, the merchantability or fitness for use of any community Monitoring System, or that any such system (or any of its components or related services) will prevent intrusions, fires, or other occurrences, regardless of whether or not the Monitoring System is designed to monitor the same Each and every Owner and the occupants of each Residence acknowledges that the Association, their employees, agents, managers, directors, and officers, are not insurers of Owners or Residences, or the personal property

located within Residences The Association will not be responsible or liable for losses injuries, or deaths resulting from any such events

ARTICLE 8 ARCHITECTURAL CONTROL

8 1 Submission of Plans and Specifications

(a) Purpose of Architectural Regulation Authority It is intended that the Development was developed with various Improvements that are architecturally compatible and aesthetically pleasing, and that those initial Improvements be maintained in essentially the same condition and appearance as originally developed for the duration of the term of this Declaration The Architectural and use controls set forth herein are to facilitate those intentions and purposes and are to be construed consistent therewith

(b) Submission of Plans and Specifications Except for Improvements made or constructed by or on behalf of the Association, no Improvements including without limitation landscaping, Residences, buildings, fences, walls, balconies, screens, decks, patio covers, awnings, gazebos, pergolas, alternate energy systems, or other structures of any kind, shall be commenced, located, erected, painted, or maintained within the Development, nor shall any exterior addition to or change or alteration therein be made, until the plans and specifications showing the nature, kind, shape, color, height, size, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee as to (i) quality of workmanship and design, (ii) harmony of external design in relation the nature and character of the Development and the Improvements thereon, and (iii) location in relation to surrounding structures, topography, and finished grade elevation Notwithstanding this section, and *provided that the existing color and finish were approved by the Architectural Control Committee in the* first instance, an Owner may repaint and refinish the exterior of the Improvements on his or her Lot in an identical color and finish without the approval of the Architectural Control Committee

8 2 Establishment of Architectural Control Committee The Board shall appoint an Architectural Control Committee consisting of five (5) Members, who shall serve at the pleasure of the Board The Board shall have the power, in its complete discretion and either with or without cause, to remove any member of the Architectural Control Committee In the event of death, resignation or removal of any member of the Architectural Control Committee, the Board shall have the full authority to designate a successor If at any time there shall not be a duly constituted Architectural Control Committee, the Board shall exercise the functions of the Architectural Control Committee in accordance with the terms of this article

(a) Chairman The Chairman of the Architectural Control Committee appointed by the Board shall

(i) Be responsible to call meetings as needed,

(ii) Be responsible to ensure the Committee's records are complete and safely maintained, and

(iii) Select or appoint, a Committee Member to solely review and approve/deny a Homeowner's request that is determined by the Chairman not to require the full Committee's review

8 3 Duties It shall be the duty of the Architectural Control Committee to consider and act upon proposals or plans submitted to it, to perform other duties delegated to it by the Board, and to carry out all other duties imposed upon it by this Declaration

8 4 Meetings The Architectural Control Committee shall meet as necessary to properly perform its duties hereunder Every act done or decision made by a majority of the members of the Architectural Control Committee shall be the act or decision of the Architectural Control Committee The Architectural Control Committee shall keep and maintain a record of all actions taken by it at such meetings or otherwise The

Architectural Control Committee and its members shall be entitled to reimbursement for reasonable out-of-pocket expenses incurred by them in the performance of any Architectural Control Committee function

(a) Unless the Board is acting as the Architectural Control Committee, as provided in Section 8 2, meetings for reviews and decisions on submitted plans and Requests for Approval may be performed by using E-mail, telephone, or other telecommunications methods amongst the members of the committee as long as a record of such reviews and decisions are maintained

8 5 Architectural Rules The Architectural Control Committee may, from time to time, and subject to the Board's approval, adopt, amend, and repeal rules and regulations to be known as Architectural Rules The Architectural Rules shall interpret and implement the provisions of this article by setting forth the standards and procedures for Architectural Control Committee review and guidelines for Architectural design, placement of Residences and other structures, color schemes, exterior finishes and materials, and similar features which are recommended for use in the Development, provided, however, that the Architectural Rules shall not be derogation of the minimum standards required by this Declaration The Architectural Rules shall comply with all Federal, State and local laws, regulation, and ordinance The Architectural Rules may also impose limits on the days and hours of construction and impose any other restrictions and regulations, which the Board deems, appropriate to limit the impact of construction activities on the Residents In its discretion, and subject to the Board review provisions of Section 8 12, the Architectural Control Committee may grant variances from specific Architectural Rules subject to such terms and conditions, as it deems appropriate A copy of the Architectural Rules as they may from time to time be adopted, amended, or repealed, certified by any member of the Architectural Control Committee, shall be maintained at the office of the Association and shall be available for inspection and copying by any member, at any reasonable time during the business hours of the Association Architectural Rules are also posted on the Dayton Valley Community Association website

8 6 Application Any Owner proposing to perform any work of any kind whatever, which requires prior approval pursuant to this article, shall apply for approval by notifying the Association, in writing, of the nature of the proposed work and furnishing such information and documentation as the Architectural Control Committee or Board may require, including without limitation samples of proposed paints in such sizes and formats as the Committee or the Board may deem appropriate In accordance with Article 10, and in addition to any other remedies the Association may have, the Board may impose a fine against any Owner who fails to submit an application, and obtain the required approval thereof, prior to proceeding with any Improvement for which approval is required pursuant to this article Except as provided in the last sentence of Section 8 1(b), any Owner who paints his or her Residence or any other Improvement without first submitting an application and obtaining the approval required by this article may be required, in the Board's discretion, to repaint the Residence or Improvement

8 7 Fees The Architectural Control Committee may charge a reasonable fee or fees for its review of architectural or landscaping applications, drawings, plans, and specifications, which may include the cost of retaining outside consultants including, but not limited to architects, engineers, soil experts, or contractors

8 8 Grant of Approval The Architectural Control Committee shall grant the requested approval only if

(a) Application The Owner shall have complied with the provisions of Section 8 1 and Section 8 6, above, and any applicable Architectural Rules,

(b) Plans and Specification The Architectural Control Committee finds that the plans and specifications conform to both (i) this Declaration, and (ii) the Architectural Rules in effect at the time such plans were submitted to the Committee, unless a variance is granted from such Architectural Rules pursuant to Section 8 19, and

(c) Aesthetics and Workmanship The Architectural Control Committee determines that the proposed Improvements would be consistent with the standards of the Development and the purposes of this Declaration as to workmanship, design and materials, as to harmony of exterior design with the existing structures, and as to location with respect to topography and finished grade elevations

8 9 Form of Approval All approvals and denials of requests for approval shall be in writing except as provided in Section 8 10 The Architectural Control Committee may approve a request for approval subject to the Owner's consent to any modifications made by the Architectural Control Committee If the Owner does not consent to the modifications, the request for approval shall be deemed denied in its entirety Any approval or approval with modifications shall become effective on the thirty-first day following the date of such approval and shall be subject to Board review as provided in Section 8 11

8 10 Time for Architectural Control Committee Action Any request for approval, which has not been acted upon by the Architectural Control Committee with forty-five (45) days from the date of receipt thereof by the Architectural Control Committee, shall be deemed approved The Owner requesting approval shall have the burden of establishing the date of receipt of the request for approval by the Architectural Control Committee by evidence in the form of either a copy of such request for approval date stamped by the Association or by a return receipt provided by the U S Postal Service acknowledging that such request for approval was delivered to the Association

8 11 Board Review The Board may also review the action of the Architectural Control Committee at the request of the Architectural Control Committee or any Member, including the Owner submitting the request for approval, provided that any such request shall be presented to the Board within ten (10) days from the date of the approval or denial of the request for approval by the Architectural Control Committee If a review is conducted, the Board may affirm, reverse, or modify the decision in its discretion and in accordance with the provisions of the Governing Documents and shall so notify the applicant within thirty (30) days following the Board's decision

8 12 Commencement Upon receipt of approval pursuant to this article, the Owner shall, as soon as practicable, satisfy all conditions thereof and diligently proceed with the commencement and completion of all installation, construction, reconstruction, refinishing, alterations, and excavations pursuant to such approval, commencement to occur, in all cases, within ninety (90) days from the effective date of such approval or upon such later date as the Architectural Control Committee or the Board may in its discretion designate If the Owner shall fail to comply with this paragraph, any approval previously given shall be deemed revoked unless the Architectural Control Committee or the Board, upon written request of the Owner made prior to the expiration of the time for commencement, extends the time for such commencement No such extension shall be granted except upon a finding by the Architectural Control Committee or Board that there has been no change in the circumstances upon which the original approval was granted

8 13 Completion The Owner shall, in any event, complete the installation, construction, reconstruction, refinishing, or alteration of any Improvement, within six (6) months after commencing construction thereof (or in the case of projects under construction when this Declaration is Recorded, within six (6) months after the date of Recordation), except and for as long as such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies, natural calamities, or the supervening forces beyond the control of the Owner or his agents If an Owner fails to comply with this section, the Board shall proceed in accordance with the provisions of Section 8 17, below, as though the failure to complete the Improvements was a non-compliance with approved plans

8 14 Inspection Inspection of work and correction of defects therein shall proceed as follows

(a) Notice of Completion Upon the completion of any installation, construction, reconstruction, alteration, or refinishing of the exterior of any Improvements, or upon the completion of any other work for which approved plans are required under this article, the Owner shall give written notice thereof to the Architectural Control Committee

(b) Inspection by Committee Within sixty (60) days after the receipt of such written notice, the Architectural Control Committee, or its duly authorized representative, may inspect such Improvement to determine whether it was installed, constructed, reconstructed, altered, or refinished to substantial compliance with the approved plans If the Architectural Control Committee finds that such installation, construction, reconstruction, alteration, or refinishing was not done in substantial compliance with the approved plans, it shall notify the Owner in writing of such non-compliance within such sixty (60) day

period, specifying particulars of non-compliance and shall require the Owner to remedy such non-compliance

(c) Notice Procedures of Non-Compliance If the Owner shall have failed to remedy such non-compliance upon the expiration of thirty (30) days from the date of such notification, the Architectural Control Committee shall notify the Board in writing of such failure The Board shall then set a date on which a hearing before the Board shall be held regarding the alleged non-compliance The hearing date shall be not more than thirty (30) or less than fifteen (15) days after notice of the non-compliance is given to the Board by the Architectural Control Committee Notice of the hearing date shall be given at least ten (10) days in advance thereof by the Board to the Owner, to the Architectural Control Committee and, in the discretion of the Board, to any other interested party

(d) Hearing At the hearing the Owner, an Architectural Control Committee representative, and, in the Board's discretion, any other interested person, may present information relevant to the question of the alleged non-compliance After considering all such information, the Board shall determine whether there is a non-compliance, and, if so, the nature thereof and the estimated cost of correcting or removing the same If a non-compliance exists, the Board shall require the Owner to remedy or remove the same within a period of not more than forty-five (45) days from the date of the Board's ruling If the Owner does not comply with the Board's ruling within such period or within any extension of such period as the Board, in its discretion, may grant, the Board, at its option, may either remove the non-complying Improvement or remedy the non-compliance and all expenses incurred in connection therewith shall be assessed against the Owner as a Reimbursement Assessment

(e) Deemed Approval If, for any reason, the Architectural Control Committee fails to notify the Owner of any non-compliance within sixty (60) days after receipt of notice of completion from the Owner, the Improvement shall be deemed to be in accordance with the approval plans The Owner shall have the burden of establishing the date of receipt of the notice of completion by the Architectural Control Committee by evidence in the form of either a copy of such notice date stamped by the Associations' office or by a return receipt provided by the U S Postal Service acknowledging that such notice was delivered to the Association

8 15 Non-Waiver The approval by the Architectural Control Committee of any plans, drawings, or specifications for any work done or proposed, or for any other matter requiring the approval of the Architectural Control Committee under this Declaration, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification, or matter subsequently submitted for approval

8 16 Estoppel Certificate Within thirty (30) days after written demand is delivered to the Association by any Owner, and upon payment to the Association of a reasonable fee (as fixed from time to time by the Board), the Board shall issue an estoppel certificate, and Record, if permitted by the County, certifying (with respect to any Lot of such Owner) that as of the date thereof, either (i) all Improvements made and other work completed by such Owner comply with this Declaration, or (ii) such Improvements or work do not so comply, in which event the certificate shall also identify the non-complying Improvements or work set forth with particularity the basis of such non-compliance Any purchaser from the Owner, or from anyone deriving any interest in a Lot through him, shall be entitled to rely on such certificate with respect to the matters therein set forth, such matters being conclusive as between the Association and all Owners and such persons deriving any interest through them

8 17 Notice of Non-compliance If any Improvements are not timely installed or are installed within the Development that are not in conformance with this Declaration, the Association is authorized to Record a Notice of Non-compliance, if permitted by the County The Notice of Non-compliance shall provide (i) a legal description of the Lot affected, (ii) the name of the record Owner as most recently reported to the Association, and (iii) a description of the general nature of the non-compliance If and when such Lot is brought to compliance with this Declaration, as determined by the Board, the Association shall issue and, if permitted by the County, Record an estoppel certificate in accordance with Section 8 16, above

8 18 Imposition of Penalties for Non-compliance The Association shall be permitted to levy construction penalties in accordance withNRS 116 310305, as amended from time to time with the maximum amount of the construction penalty being fifty dollars ($50) per day

8 19 Variances

(a) Reasonable Variances The Architectural Control Committee, in its sole discretion, shall be entitled to allow reasonable variances in any procedures specified in this article and those minimum construction standards in Article 5 and the Committee's Architectural Rules in order to overcome practical difficulties, avoid unnecessary expense, or prevent unnecessary hardships

(b) Criteria for Variances The Architectural Control Committee must make a good faith written determination that the variance is consistent with one or more of the following criteria (i) the requested variance will not constitute a material deviation from any restriction contained herein or that the variance proposal allows the objectives of the violated requirement(s) to be substantially achieved despite non-compliance, or (ii) that the variance relates to a requirement land use restriction or minimum construction standard otherwise applicable hereunder that is unnecessary or burdensome under the circumstances, or (iii) that the variance, if granted, will not result in a material detriment or create an unreasonable nuisance with respect, to any other Lot or Common Area within the Development At the request of the Architectural Control Committee the Association Board is authorized and empowered to execute and Record a notice of any variance granted pursuant to this section in a form acceptable to the County Recorder's Office

8 20 Liability Neither the Board, the Architectural Control Committee nor any member or representative thereof shall be liable to the Association or to any Owner for any damage, loss, or prejudice suffered or claimed on account of (i) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, (ii) the construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications, (iii) the development of any property within the Development, (iv) the execution and filing of an estoppel certificate pursuant to Section 8 16, whether or not the facts therein are correct, provided, however, that the Architectural Control Committee, the Board, or any member or representative thereof has acted in good faith on the basis of such information as may be possessed by it or him, or (v) the execution and filing of a notice of non-compliance pursuant to Section 8 17, whether or not the facts therein are correct, provided, however, on the basis of such information as may be possessed by it or him Without in any way limiting the generality of the foregoing, the Architectural Control Committee, the Board, or any member or representative thereof, may, but is not required to, consult with or hear the views of the Association or any Owner with respect to any plans, drawings, specifications, or any other proposal submitted to the Architectural Control Committee Every purchaser, by acquiring title to a Lot or portion thereof agrees not to and waives any right to bring an action or suit against the Board, the Architectural Control Committee, or their members or representatives seeking to recover injunctive or damages for loss or injury arising out of matters described above

8 21 Compliance With Governmental Requirements The application to the Association, and the review and approval of any proposals, plans, or other submittals by the Board or the Architectural Control Committee, shall in no way be deemed to satisfy or ensure compliance with any building permit process or any other governmental requirements, the responsibility for which lies solely with the respective Owner, nor shall it constitute the assumption of any responsibility by or impose any liability on the Board, the Architectural Control Committee, or their members as to the accuracy, efficacy, or sufficiency of such proposals, plans, or other submittals

ARTICLE 9 EASEMENTS

9 1 Easements in General In addition to all easements reserved and granted on the Subdivision Map and the easements specified in the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club recorded as Document 133393 on May 18, 1990 Official Record of Lyon County, Nevada and Article 3, there are hereby specifically acknowledged, reserved and granted for the benefit of the Lots and the Owners in common and for each Lot and Owner severally, and for the Association, as their respective interests shall exist, the easements and rights of way as particularly identified in this Article

9 2 Easement of Enjoyment Every Member of the Association shall have a right and easement in and to the Common Area Any Owner may delegate his or her right of enjoyment to the members of his or her family, tenants, or social invitees, as applicable subject to reasonable regulation by the Board and in accordance with procedures it may adopt An Owner who leases his or her Unit shall be deemed to have delegated all such rights to the unit's lessee

9 3 Perimeter Easement The Association shall maintain an easement along the rear property lines of those Lots wherein the rear property lines abut the exterior boundary lines of the Development, for the maintenance and repair of any security walls as defined by the Act

9 4 Utility Easements Subject to the provisions of Sections 9 6, 9 7, and 9 8, below, non-exclusive easements over and under the Development or any portion thereof for the installation, repair, maintenance, and replacement of (i) electric, telephone, telecommunications, water, gas, and sanitary sewer lines, meters, and facilities, (ii) cable lines and facilities and Telecommunications Systems, (iii) drainage facilities, (iv) walkways, and (v) landscaping, as shown on the Subdivision Map, and as may be hereafter required or convenient to service the Development, are reserved by and shall exist in favor of the Association, together with the right to grant and transfer the same The Association shall maintain all utility installations located in the Common Area except for those installations maintained by utility companies, public, private, or municipal

9 5 Easements Granted by Board Subject to the provisions of Section 9 6, 9 7, and 9 8, below, the Board shall have the power to grant and convey to any person or entity easements and rights of way, in, on, over, or under the Common Area for the purpose of (i) constructing, erecting, operating, or maintaining thereon, therein, or thereunder overhead or underground lines, cables, wires, conduits, or the devices for electricity, cable television, power, telephone, public sewers, storm drains and pipes, water systems, sprinkling systems, water heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities, and (ii) for any other purposes deemed by the Board to be appropriate and not inconsistent with the purposes and interests of the Association Each purchaser, in accepting a deed to a Lot, expressly consents to such easements and rights of way No such easements may be granted if they would unreasonably interfere with the use, occupancy, or enjoyment by an Owner or Resident of his or her Lot without the consent of the affected Owner of the Lot

9 6 General Association Easements for Maintenance, Repair and Replacement The Association shall have an easement in, on, over, or under every Lot as reasonably necessary to (i) inspect, maintain, and repair the Common Area, (ii) perform maintenance upon a Lot which is not performed by its Owner as provided by Sections 7 2, 7 4, and 7 6, and (iii) otherwise perform its obligations under this Declaration

9 7 Encroachment Easements Each Lot is hereby declared to have an easement over adjoining Lots and Common Area for the purpose of accommodating any encroachment due to fences or walls which are built in accordance with the original design, plans and specifications of any developer, and due to engineering errors, errors in original construction, settlement or shifting, or similar causes There shall be valid easements for the maintenance of said encroachments as long as they shall exist, and the rights and obligations of the Owner shall not be altered in any way by said encroachment, settlement or shifting, provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurs due to the willful misconduct of said Owner or Owners In the event a structure is partially or totally destroyed, and is repaired or rebuilt, the Owners of each adjoining Lot agree that minor encroachments of the adjoining Lots shall be permitted and that there shall be valid easements for the maintenance of said encroachments so long as they shall exist

9 8 Utility Maintenance and Repair Easements Wherever sanitary sewer connections or water connections or electricity, gas, or telephone, television lines, or drainage facilities are installed within the Development, which connections, lines, or facilities, or any portion thereof, lie in or upon Lots owned by other than the Owner of the Lot served by said connections, the Owners of any Lots served by said connections, lines, or facilities shall have the right, and are hereby granted an easement to the full extent necessary therefore, to enter such Lots or to have utility companies enter therein, or any portion thereof, to repair, replace, and generally maintain said connections as and when the same may be necessary Wherever sanitary sewer house connections and/or water

residence connections or electricity, gas, or telephone lines, or drainage facility are installed within the Development, which connections serve more than one Lot, the Owner of each Lot served by said connections shall be entitled to the full use and enjoyment of such portions of said connections as service his Lot

ARTICLE 10 ENFORCEMENT

10 1 Violations as Nuisance Every act or omission constituting or resulting in a violation of any of the provisions of the Governing Documents shall be deemed to constitute a nuisance In addition to any other remedies, which may be available, such nuisance may be abated or enjoined by the Association, its officers, the Board, or by any Owner The Board shall not be obligated to take action to abate or enjoin a particular violation if, in the exercise of its discretion, the Board determines that acting to abate or enjoin such violation is not likely to foster or protect the interests of the Association and its Members as a whole

10 2 Violation of Law Any violation of a state, municipal, or local law, ordinance, or regulation pertaining to the ownership, occupancy, or use of any property within the Development is hereby declared to be a violation of this Declaration and subject to any and all of the enforcement procedures set forth herein

10 3 Owners' Responsibility for Conduct and Damages Each Owner shall be fully responsible for informing members of his or her household and his or her tenants, Contract Purchasers, contractors, and guests of the provisions of the Governing Documents, and shall be fully responsible for the conduct, activities, any Governing Document violation of any of them, and for any damage to the Development or Association resulting from the negligent or intentional conduct of any of them or any household pets If a Lot is owned jointly by two or more persons, the liability of each Owner in connection with the obligations imposed by the Governing Documents shall be joint and several

10 4 No Avoidance No Owner may avoid the burdens or obligations imposed by the Governing Documents through non-use of any Common Area facilities or by abandonment of his or her Lot.

10 5 Rights and Remedies of the Association

(a) Rights Cumulative The Association, its Directors, Officers, or agents, and any Owner shall have the right to enforce any and all provisions of the Governing Documents by any proceeding at law or in equity, or through the use of such other remedies as are available and deemed appropriate by the Board Each remedy provided is cumulative and not exclusive

(b) Member Not In Good Standing Upon a determination by the Board of Directors, after prior notice to the affected Member and an opportunity for a hearing, that such Member has violated any provision of the Governing Documents including a failure to pay any Assessment when due, the Board shall give notice in writing to such Member that he or she is deemed not to be a Member in Good Standing Such Member shall be deemed to remain in the status until such time as the Board shall determine in writing that the violation which resulted in the Board's determination has been cured or remedied or, on some other basis as in the judgment of the Board is just and proper, that such Member shall again be deemed to be a Member in Good Standing of the Association Such Member shall be so notified in writing with a copy given to the Secretary

(c) Imposition of Sanctions In the event of a breach or infraction of any provision of the Governing Documents by an Owner, members of an Owner's household, or his or her tenants, Contract Purchasers, contractors, guests, pets or invitees, the Board shall have the power to impose sanctions against the Owner Such sanctions may include, without limitation, the imposition of fines and/or the suspension of an Owner's rights as a Member, including an Owner's voting rights All fines by the Board shall be levied and collected in accordance with Section 116 31031 of the Act Except as provided in Section 10 7, below, imposition of sanctions shall be effective only after the Board has held a hearing in accordance with the Act The payment of any such fine may be enforced as an Enforcement Assessment as provided in Section 6 8 of this Declaration as well as in any manner permitted by law Further, each Owner shall be obligated to pay Reimbursement Assessments levied by the Board for reimbursement of any costs incurred

by the Association relating to violation of any provision of the Governing Documents by such Owner, members of such Owner's household, or his or her tenants, Contract Purchasers, contractors, guests, pets or invitees

(d) Inadequacy of Legal Remedy Except for the non-payment of any Assessments, it is hereby declared that a remedy at law to recover damages for a default in the performance of any of the terms and provisions of any of the Governing Documents or for the breach or violation of any such provisions is inadequate and that the failure of any Owner or member of the household of any Owner or an Owner's tenants, guests, or household pets or any other occupant or user of any of the property within the Development to comply with any provision of the Governing Documents may be enjoined in any judicial proceedings initiated by the Association, its Officers, or Board of Directors, or by any Owner or by their respective successors in interest

(e) Limitation on Disciplinary Rights The Association shall not have the power and authority to cause a forfeiture or abridgment of a Member's right to the full use and occupancy of his or her Lot as the result of the failure by such Owner, members of such Owner's household, or his or her tenants, guests, invitees or household pets to comply with any provision of the Governing Documents, except where such forfeiture or abridgement is the result of the judgment of a court of competent jurisdiction, a decision arising out of an arbitration proceeding, or a foreclosure or sale under private power of sale for failure of such Owner to pay Assessments levied by the Association pursuant to Article 6 of this Declaration The provisions of this subsection shall not affect the Association's right to impose fines or monetary penalties or to suspend an Owner's membership rights, as provided in the Governing Documents

(f) Limitation on Commencing Civil Actions Except for civil actions commenced by the Association to enforce the Governing Documents, including the payment of Assessments, or to proceed with a counterclaim, the Association may commence a civil action only after providing at least twenty-one (21) calendar days notice of a meeting, at which an absolute majority of the Members consent to the filing of the civil action. At least ten (10) days before the meeting seeking consent to the filing of the civil action, the Association shall provide a written statement to all Lot owners that includes

(i) A reasonable cost estimate of civil action, including reasonable attorneys' fees,

(ii) An explanation of the potential benefits of the civil action and the potential adverse consequences if the Association does not commence the action or hthe action is not favorable to the Association, and

(iii) All disclosures that are required to be made upon sale of a Lot

10 6 Disciplinary Rules The Board or a committee appointed by the Board for that purpose may adopt rules and regulations that further elaborate upon and refine procedures for conducting disciplinary proceedings and otherwise imposing sanctions upon Members of the Association for violation of provisions of the Governing Documents Such rules, when approved and adopted by the Board, shall be deemed to be a part of the Association Rules provided for in, and constituting a part of, the Governing Documents

10 7 Emergency Situations *The following shall constitute emergency situations (i) an immediate* and unreasonable infringement of or threat to the safety or peaceful enjoyment of Residents of the Development, (ii) a traffic or fire hazard, or (iii) a threat of material damage to or destruction of the Development or any portion thereof Notwithstanding any other provisions of the Governing Documents, under circumstances involving conduct that constitutes an emergency situation, the Association may undertake immediate corrective action Hearings with respect to such corrective action shall be held following the corrective action in accordance with due process procedures as provided in the Act and the Bylaws

10 8 Non-Waiver Failure to enforce any provision of the Governing Documents at any time shall not be deemed a waiver of the right to do so thereafter with respect to the same or any other violation of any provision of the Governing Documents

10 9 Notices Any notices required or given under this Article shall, at a minimum, set forth the date, time, and location of any hearing, a brief description of the act or omission constituting the alleged violation of the Governing Documents, a reference to the specific Governing Document provision or provisions alleged to have been violated, and the sanction, disciplinary action, or other enforcement action being contemplated by the Board, if any The notice shall be in writing and may be given by any method reasonably calculated to give actual notice to the affected Member, provided, however, that if notice is given by mail, it shall be sent by first-class mail, postage prepaid, sent to the most recent address for the affected Member as shown on the records of the Association

10 10 Costs and Attorneys' Fees In the event the Association shall take any action to enforce any of the provisions of the Governing Documents or shall determine that any Member or members of his or her household or his or her tenants, Contract Purchasers, guests, invitees or household pets have violated any provision of the Governing Documents, and whether or not legal or judicial proceedings are initiated, the prevailing party shall be entitled to recover the full amount of all costs incurred, including attorneys' fees, in responding to such a violation and/or enforcing any Governing Document provision The remedies of the Association to recover the amount of such costs and attorneys' fees shall include, without limitation, the imposition of a Reimbursement Assessment as provided in Section 6 7 of this Declaration

10 11 Indemnification Each Owner, by acceptance of his or her deed, agrees for himself or herself and for the members of his or her household, his or her Contract Purchasers, tenants, guests, or invitees, to (i) indemnify each and every other Owner for, (ii) to hold each and every other Owner harmless from, and (iii) to defend each and every other Owner against, any claim of any person for personal injury or property damage occurring with the Lot of such Owner, except that such Owner's liability may be diminished to the extent that the injury or damage occurred by reason of the negligence of any other Owner or person temporarily visiting in such Lot or is fully covered by insurance

10 12 Enforcement by County In the event the Association fails to enforce any of the provisions of this Declaration, then the County shall be entitled to commence an action to enforce such provisions by the levy of a special assessment equally against all of the Owner of Lots within the Development The County's special assessment shall be secured by a lien against all of the Lots within the Development Notwithstanding the foregoing, the County shall be entitled to commence such action only after (a) the County has given reasonable notice (which shall be no less than thirty (30) days) to the Association describing such violation, or if no Association is in existence, by publication of reasonable notice in a newspaper of general circulation in Lyon County, and (b) the Association or Owners of Lots within the Development have failed to cure such violation within a reasonable time thereafter to the reasonable satisfaction of Lyon County

ARTICLE 11 INSURANCE

11 1 Types of Insurance Coverage The Association shall, at the discretion of the Board of Directors, purchase, obtain and maintain, with the premiums therefore being paid out of the Common Funds, all insurance reasonably necessary to protect the best interests of the Members or required by the Act, including but not limited to the following types of insurance, if and to the extent they are available at a reasonable premium cost

(a) Property Insurance The Association shall obtain and maintain a master or blanket policy of property insurance, written on all risk, replacement cost basis, on all Common Area The insurance shall be kept in full force and effect at all times and the full replacement value of the insured property shall be redetermined on an annual basis Depending on the nature of the insured property and the requirements, if any, imposed by institutional Mortgagees having an interest in such property, the policies maintained by the Association pursuant to this section shall contain an agreed amount endorsement or contingent liability from operation of building laws endorsement or the equivalent, an extended coverage endorsement, vandalism, malicious mischief coverage, a special form endorsement and a clause to permit cash settlements for full insurable value in case of partial destruction The policies required hereunder shall name as insured the Association and all Mortgagees as their respective interests may appear The policies may contain a loss payable endorsement in favor of the trustee described in Section 11 5 below

(b) General Liability Insurance To the extent such insurance is reasonably obtainable, a policy of comprehensive general liability insurance naming as parties insured the Association, each member of the Association Board of Directors, any manager, the Owners and occupants of Lots, and such other persons as the Board may determine The policy will insure each named party against any liability incident to the ownership and use of the Common Area and any area of the Development that the Association is obligated to maintain, and such policy shall include, if obtainable, a cross liability or severability of interest endorsement insuring each insured against liability to each other insured The limits of such insurance shall not be less than One Million Dollars ($1,000,000 00) covering all claims for death, personal injury, and property damage arising out of a single occurrence Such insurance shall include coverage against water damage liability, liability for non-owned and hired automobiles, liability for property of others, and any other liability or risk customarily covered with respect to common interest development projects similar to construction, location, facilities, and use

(c) Director's and Officer's Liability Insurance To the extent such insurance is reasonably obtainable the Association shall maintain individual liability insurance for its directors and officers providing coverage for negligent acts or omissions in their official capacities The minimum coverage, of such insurance shall be at least One Million Dollars ($1,000,000 00)

(d) Additional Insurance and Bonds To the extent such insurance is reasonably obtainable, the Association may also purchase with Common Funds such additional insurance and bonds as it may, from time to time, determine to be necessary or desirable, including, without limiting the generality of this section, demolition insurance, flood insurance, earthquake insurance, and workers' compensation insurance The Board shall also purchase and maintain fidelity bonds or insurance in an amount not less than one hundred percent (100%) of each year's estimated annual operating expenses and shall contain an endorsement of any person who may serve without compensation The Board shall purchase and maintain such insurance on personal property owned by the Association and any other insurance, including directors and officers liability insurance that it deems necessary or desirable

11 2 Coverage Not Available In the event any insurance policy, or any endorsement thereof, required by Section 11 1 is for any reason unavailable, then the Association shall obtain such other or substitute policy or endorsement as may be available which provides, as nearly as possible, the coverage hereinabove described The Board shall notify the Owners of any material adverse changes in the Association's insurance coverage

11 3 Copies of Policies Copies of all insurance policies (or certificates thereof showing the premiums thereon have been paid) shall be retained by the Association and shall be available for inspection by Owners at any reasonable time

11 4 Individual Owner's Property Insurance Each Owner shall purchase and at all times maintain a policy of personal liability and property insurance insuring the Owner's Lot, Residence, any Improvements to the Owner's Lot, and personal property

11 5 Trustee All insurance proceed payable under Section 11 1, above, may, in the discretion of the Board of Directors, be paid to a trustee to be held and expended for the benefit of the Owners, Mortgagees, and others, as their respective interests shall appear

11 6 Adjustment of Losses The Board is appointed attorney-in-fact by each Owner to negotiate and agree on the value and extent of any loss under any policy carried pursuant to Section 11 1, above The Board is granted full right and authority to compromise and settle any claims or enforce any claim by legal action or otherwise and to execute releases in favor of any insured

ARTICLE 12 DAMAGE OR DESTRUCTION, CONDEMNATION

12 1 Damage to or Destruction of Improvements to Association Property In the event of damage to or destruction of any Improvement to the Common Area or to any other real property owned by the Association, the Board of Directors shall, in its discretion and based upon considerations such as the existence of insurance proceeds from insurance coverage for such damage or destruction and the frequency of use of the Improvement, determine whether to repair or replace the damaged or destroyed Improvement If any such damage or destruction was insured against and the insurance proceeds are insufficient to cover the costs of repair or replacement of the damaged or destroyed Improvement, and if the Board elects to repair or replace the Improvement, the Association may levy a Special Assessment against the Members as provided in this Declaration to cover the additional cost of the repair or replacement not covered by the insurance proceeds If the Board elects not to repair or replace the Improvement, the applicable insurance proceeds shall be used in the manner consistent with the purposes of the Association and as determined by the Board

12 2 Damage to or Destruction of Improvements to Lots In the event of damage to or destruction of the Improvements on any Lot, the Owner of such Lot shall (i) completely repair or rebuild the Improvements to the same state as they existed prior to such damage or destruction or in any other manner approved by the Architectural Control Committee or (ii) completely remove all remaining portions of such damaged or destroyed Improvements Such repair, rebuilding, or removal shall be commenced within a reasonable time, which shall in no event exceed one (1) year after the occurrence of the damage or destruction and shall be completed within one (1) year after the date of commencement unless a longer period is agreed to in writing by the Board

12 3 Condemnation of Common Area If at any time all or any portion of any Common Area, or any interest therein, shall be taken for any public or quasi-public use, under any statute, by right of eminent domain, or by private purchase in lieu of eminent domain, the entire compensation or award in condemnation, to the extent such award is not apportioned among the Owners by court judgment or by agreement among the condemning authority, the Association and each of the affected Owners, shall be paid to the Association and shall be used in the manner determined by the Board, provided that such use shall not be inconsistent with the purposes of the Association The Association shall represent the interests of all Owners in any proceedings relating to such condemnation to the extent such owners have any interest in Common Area

12 4 Condemnation of Lots If an entire Residence or Lot, or so much thereof as to render the remainder unfit for use as a residence, is condemned or taken for a public or quasi-public use, pursuant to any statute, by right of eminent domain, or by private purchase in lieu of eminent domain, the Owner's membership in the Association shall terminate as of the last day of the month in which the condemnor obtains the right to possession, or upon Owner's vacating the premises, whichever occurs last If only a portion of such Residence or Lot is taken and the remainder is fit for use as a Residence, the Owner shall continue to be a Member of the Association In any condemnation action involving an Owner's Residence or Lot, the Association shall have the right to seek compensation for any damages incurred by the Association

ARTICLE 13 PROTECTION OF LENDERS

13 1 Amendments Affecting Mortgages No amendment of this Declaration shall affect any of the rights of the holder of any Mortgage under its recorded Mortgage instrument, made in good faith and for value, if such Mortgage is recorded

13 2 Default by Owner, Mortgagee's Right to Vote In the event of a default by any Owner under a Mortgage encumbering such Owner's Lot, the Mortgagee under such Mortgage shall, upon (a) giving written notice to the defaulting Owner, (b) recording a Notice of Default, and (c) delivering a copy of such recorded Notice of Default to the Association, have the right to exercise the vote of the Owner at a regular or special meeting of the association held only during such period as such default continues, provided the Mortgagee continues to pay the Regular Assessment and maintains a status of a Member in Good Standing as defined in Article 1

13 3 Breach, Obligation After Foreclosure No breach of any provision of this Declaration by the Association or any Owner shall impair or invalidate the lien of any recorded Mortgage made in good faith and for

value and encumbering any Lot The Association or their successor and assigns shall be obligated to abide by all of the covenants, conditions, restrictions, limitations, reservations, grants of easements, rights, rights-of-way, liens, charges and equitable servitudes provided for in this Declaration as it may be amended from time to time with respect to any person who acquires title to or any beneficial interest in any Lot through foreclosure, trustee's sale, or otherwise

13 4 Right to Examine Books and Records of the Association All Mortgagees, insurers, and guarantors of any Mortgages on any Lot shall have the right, upon written request to the Association, to

(a) Examination of Records Examine current copies of the Governing Documents and the Association's books, records, and financial statements, during normal business hours,

(b) Audited Statements Require the Association to provide an audited statement for the preceding fiscal year, and

(c) Notice of Meetings Receive a written notice of all meetings of the Association and designate a representative to attend all such meetings

13 5 Declaration to Conform With Mortgagee Requirements It is the intent of this article that this Declaration, the Articles of Incorporation, the Bylaws, and the Development in general, shall now and in the future meet all requirements of any institutional Mortgagee intending to secure its Mortgage by a Lot or necessary to purchase, guarantee, insure or subsidize any Mortgage of a Lot by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, or the Veterans' Administration

ARTICLE 14 ANNEXATIONS AND SUPPLEMENTAL DECLARATIONS

14 1 Association Annexations Annexations of other real property may be made by the Association with the approval by vote or written consent of Members entitled to exercise not less than two-thirds of the Voting Power of the Membership of the Association Upon obtaining the requisite approval of the Members pursuant to this section, the owner of the property being annexed shall Record a Declaration of Annexation

A Declaration of Annexation shall conform to the requirements of the Act and shall be recorded covering the applicable portion of the real property being annexed The Declaration of Annexation shall identify the Lots and Common Area, if any, within the annexed property

14 2 Deannexation The Association may deannex Lots from this Declaration upon the vote of a majority of its membership and a majority of the Lots to be deannexed A Declaration of Deannexation shall be recorded to effectuate any deannexation upon which the vote to approve such deannexation shall be certified by the Board of Directors

ARTICLE 15 AMENDMENT

15 1 Amendment Any amendment shall be approved by the vote or assent by written ballot of the holders of not less than fifty-one percent (51 %) of the total voting power of the Members Notwithstanding the foregoing, the percentage of the voting power necessary to amend a specific clause or provision of this Declaration shall not be less than the percentage of affirmative votes prescribed for action to be taken under that clause

(a) County Approvals No provision of this Declaration required by the County as part of the approval of the Development may be amended with the prior written consent of the County

15 2 Effective Date of Amendment The amendment will be effective upon the Recording of a Certificate of Amendment, duly executed and certified by the president and secretary of the Association setting forth in full the amendment so approved and that the approval requirements of Section 16 1, above have been duly met If the consent or approval of any governmental authority, Mortgagee, or other entity is required under this Declaration

to amend or revoke any provision of this Declaration, no such amendment or revocation shall become effective unless such consent or approval is obtained

15 3 Reliance on Amendment Any amendments made in accordance with the terms of this Declaration shall be presumed valid by anyone relying on them in good faith

ARTICLE 16 GENERAL PROVISIONS

16 1 Severability The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any provision hereof shall not invalidate any other provisions hereof

16 2 Liberal Construction The provisions of this Declaration shall be liberally construed to effectuate its purpose of fostering a plan of community ownership and occupancy and of management of the Development for the benefit of the community

16 3 Easements Reserved and Granted Any and all easements referred to herein shall be deemed reserved or granted, or both reserved and granted, as appropriate, by reference to this Declaration in a deed to any Lot

16 4 Power of Attorney To the extent necessary to carry out and enforce the provisions of this Declaration, an irrevocable power of attorney coupled with an interest is granted to the Association by the Owners and each of them

16 5 Term The covenants, conditions, restrictions, limitations, reservations, grants of easement, rights, rights-of-way, liens, charges, and equitable servitudes contained in this Declaration shall run with and shall benefit and burden all of the real property subject to this Declaration, including without limitation the Lots and the Common Area, and shall inure to the benefit of and be binding upon the Owners, the Association, its Board of Directors and officers, and their respective agents and successors in interest, for a term of fifty (50) years from the date of Recordation of this Declaration Thereafter the term shall be automatically extended for successive periods of ten years each, unless within the six months prior to the expiration of the initial fifty (50) year term or any ten (10) year extension period a written instrument, approved be at least seventy-five percent (75%) of the Owners, terminating the effectiveness of this Declaration is Recorded

IN WITNESS WHEREOF, the undersigned certify that the above amendments were approved by a majority of the total votes of the Members, and no other amendments were passed

The undersigned President and Secretary of the Dayton Valley Community Association in executing this instrument Certify that the approvals of in excess of 51% of the number of votes entitled to be cast pursuant to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Dayton Valley Country Club approving these amendments have been obtained and that such action was taken in compliance with NRS 116 and NRS 82 and this instrument reflects those amendments so approved

IN WITNESS WHEREOF, the Dayton Valley Community Association has hereunto caused these amendments to be executed this 21st day of July, 2010

DAYTON VALLEY COMMUNITY ASSOCIATION

By _____
EDDIE HULT, President

By _____
MARC ANDREWS, Secretary

STATE OF NEVADA)
ss
COUNTY OF Carson City

On July 19, 2010, personally appeared before me, a notary public, EDDIE HULT, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the President of DAYTON VALLEY COMMUNITY ASSOCIATION, a Nevada non-profit corporation, and who further acknowledged to me that he executed the foregoing Second Amended and Restated Declaration of Covenants, Conditions and Restrictions on behalf of said corporation

DEIRDRE REID
NOTARY PUBLIC
STATE OF NEVADA
APPT No 08-7072-3
MY APPT EXPIRES JUNE 18, 2012

NOTARY PUBLIC

STATE OF NEVADA)
ss
COUNTY OF Carson City

On July 21, 2010, personally appeared before me, a notary public, MARC ANDREWS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Secretary of DAYTON VALLEY COMMUNITY ASSOCIATION, a Nevada non-profit corporation, and who further acknowledged to me that he executed the foregoing Second Amended and Restated Declaration of Covenants, Conditions and Restrictions on behalf of said corporation.

DEIRDRE REID
NOTARY PUBLIC
STATE OF NEVADA
APPT No 08-7072-3
MY APPT EXPIRES JUNE 18, 2012

NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION
(Dayton Valley Country Club)

That portion of Sections 17, 18 and 19, Township 16 North, Range 22 East, M.D.B.&M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 3 of file No. 102040, Official Records of said Lyon County, said corner being on a curve concave to the Northeast and having a radius of 540.00 feet, a radial line through said corner bears S. 7° 41' 00" W.; thence Northwesterly along said curve through a central angle of 25° 03' 47" an arc distance of 236.21 feet; thence N. 57° 15' 13" W., 539.63 feet to the beginning of a curve concave to the Southwest and having a radius of 300.00 feet; thence Northwesterly along said curve, through a central angle of 7° 39' 34" an arc distance of 40.10 feet to a point on said curve, a radial line through said point bears N. 25° 05' 13" E.; thence leaving said curve, N. 20° 45' 54" W., 796.46 feet to a point on a curve, concave to the Northwest and having a radius of 650.00 feet; thence Northeasterly along said curve through a central angle of 11° 22' 27" an arc length of 129.04 feet; thence N. 23° 46' 38" E., 269.10 feet to the beginning of a curve concave to the Southeast and having a radius of 780.00 feet; thence Northeasterly along said curve through a central angle of 25° 53' 27" an arc distance of 352.47 feet; thence N. 49° 40' 05" E., 1184.35 feet to the beginning of a curve concave to the Southeast and having a radius of 1930.00 feet; thence Northeasterly along said curve through a central angle of 9° 56' 21" an arc distance of 334.80 feet; thence N. 59° 36' 26" E., 4545.00 feet; thence S. 30° 23' 34" E., 715.00 feet; thence S. 1° 03' 02" W., 922.60 feet to a point on a curve, said curve being concave to the Southwest and having a radius of 350.00 feet, a radial line through said point bears N. 11° 29' 21" E.; thence Southeasterly along said curve through a central angle of 47° 48' 09" an arc distance of 292.01 feet; thence S. 30° 42' 25" E., 53.62 feet to the beginning of a curve concave to the Northeast and having a radius of 375.00 feet; thence Southeasterly along said curve through a central angle of 39° 21' 42" an arc distance of 257.62 feet; thence S. 69° 08' 00" E., 232.48 feet to the beginning of a curve concave to the Southwest and having a radius of 150.00 feet; thence Southeasterly along said curve through a central angle of 64° 19' 33" an arc distance of 392.94 feet to the point of compound curvature with a curve concave to the Northwest and having a radius of 1100.00 feet, a radial line through said point bears N. 84° 15' 26" E; thence Southwesterly along said curve through a central angle of 31° 00' 00" an arc distance of 595.16 feet to a point of reverse curvature with a curve concave to the Southeast and having a radius of 310.00 feet, a radial line through said point bears N. 64° 44' 34" W.; thence Southwesterly along said curve, through a central angle of 28° 30' 00" an arc distance of 154.20 feet; thence S. 3° 14' 34" E., 21.72 feet to the beginning of

Exhibit "A" Continued

Southwesterly and Northwesterly along said curve through a central angle of 100° 03' 54" an arc distance of 506.47 feet; thence N. 83° 10' 40" W., 17.32 feet to the beginning of a curve concave to the South and having a radius of 300.00 feet; thence Westerly along said curve, through a central angle of 24° 22' 29" an arc distance of 127.62 feet; thence S. 72° 26' 51" W., 305.57 feet to the beginning of a curve concave to the Southeast and having a radius of 830.00 feet; thence Southwesterly along said curve through a central angle of 24° 36' 43" an arc distance of 356.53 feet; thence S. 47° 50' 08" W., 110.00 feet to the beginning of a curve concave to the Northwest and having a radius of 500.00 feet; thence Southwesterly along said curve through a central angle of 35° 19' 50" an arc distance of 308.32 feet; thence N. 6° 50' 02" W., along a radial line, 50.00 feet to the beginning of a reverse curve, concave to the Southeast and having a radius of 350.00 feet; thence Southwesterly along said curve through a central angle of 52° 01' 32" an arc distance of 317.80 feet to the beginning of a reverse curve, concave to the Northwest and having a radius of 626.28 feet; thence Southwesterly along said curve through a central angle of 34° 29' 57" an arc distance of 377.10 feet; thence S. 65° 38' 23" W., 972.70 feet to the beginning of a curve concave to the Northwest and having a radius of 1035.00 feet; thence Southwesterly along said curve through a central angle of 20° 42' 22" an arc distance of 374.04 feet to the beginning of a reverse curve concave to the Southeast and having a radius of 2270.00 feet; thence Southwesterly along said curve through a central angle of 17° 28' 46" an arc distance of 692.52 feet to the beginning of a reverse curve, concave to the North and having a radius of 3450.00 feet; thence Westerly along said curve through a central angle of 28° 49' 01" an arc distance of 1735.18 feet to the POINT OF BEGINNING.

Exhibit "A" Continued

TOGETHER WITH:

Those portions of Sections 17, 18 and 19, Township 16 North, Range 22 East, M.D.B.& M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Parcels 2 through 12 as hereinafter described:

Parcel 2: Beginning at the most Southerly corner of Lot 28 of DAYTON VALLEY COUNTRY CLUB UNIT I, as said subdivision is shown per File No. 126598, Official Records of the County of Lyon, State of Nevada; thence S. 49° 07' 30" W., 34.98 feet; thence S. 43° 54' 41" W., 69.58 feet; thence S. 12° 44' 46" W., 829.91 feet to a point on a curve, said curve being concave to the Northeast and having a radius of 115.00 feet, a radial line through said point bears S. 15° 14' 17" W.; thence Easterly along said curve through a central angle of 2° 29' 31", an arc district of 5.00 feet; thence S. 77° 15' 14" E., 52.68 feet to the beginning of a curve concave to the Northwest and having a radius of 285.00 feet; thence Easterly along said curve through a central angle of 22° 56' 00", an arc distance of 114.07 feet to a point on said curve, a radial line through said point bears S. 10° 11' 14" E.; thence N. 6° 00' 00" W., 68.06 feet; thence N. 26° 56' 06" E., 717.00 feet; thence N. 48° 40' 05" E., 423.76 feet; thence S. 47° 08' 06" E., 113.22 feet; thence N. 9° 57' 53" E., 129.71 feet to the beginning of a curve concave to the Southwest and having a radius of 272.00 feet; thence Northerly and Westerly along said curve through a central angle of 83° 52' 12", an arc distance of 398.16 feet; thence Northeasterly along a radial line N. 16° 05' 41" E., 60.00 feet to the beginning of a curve, concave to the Southwest and having a radius of 332.00 feet; thence Southeasterly along said curve through a central angle of 59° 53' 28", an arc distance of 347.02 feet; thence N. 70° 27' 41" E., 65.11 feet; thence S. 39° 27' 58" E., 132.79 feet; thence S. 28° 17' 31" E., 61.01 feet; thence S. 30° 19' 59" E., 62.93 feet; thence S. 61° 57' 16" W., 175.00 feet; thence N. 56° 27' 07" W., 75.82 feet; thence S. 9° 57' 53" W., 37.00 feet to the beginning of a curve concave to the Northwest and having a radius of 230.00 feet; thence Southwesterly along said curve through a central angle of 7° 43' 31", an arc distance of 31.01 feet to a point on said curve, a radial line through said point bears S. 72° 18' 36" E.; thence S. 61° 24' 38" E., 62.97 feet; thence S. 27° 59' 36" E., 79.48 feet; thence S. 37° 14' 03" W., 65.00 feet; thence S. 33° 57' 54" W., 95.18 feet; thence N. 49° 23' 35" W., 0.82 feet; thence S. 17° 06' 32" W., 60.29 feet; thence S. 79° 44' 21 W., 39.28 feet; thence S. 63° 50' 00" W., 45.00 feet; thence S. 38° 36' 10" W., 52.27

Exhibit "A" Continued

feet; thence S. 47° 33' 33" W., 81.60 feet; thence S. 36° 42' 02" W., 38.68 feet; thence S. 17° 55' 56" W., 10.37 feet; thence S. 7° 40' 22" W., 24.75 feet; thence S. 26° 58' 56" E., 30.24 feet; thence S. 35° 37' 27" W., 58.55 feet; thence S. 43° 49' 34" W., 34.16 feet; thence S. 17° 32' 02" W., 34.23 feet; thence S. 23° 39' 17" E., 40.00 feet; thence S. 42° 04' 52" W., 11.89 feet; thence S. 78° 29' 12" W., 48.98 feet; thence S. 47° 57' 51" W., 40.08 feet; thence S. 28° 19' 29" W., 41.78 feet; thence S. 10° 52' 19" W., 27.79 feet; thence S. 9° 00' 42" E., 22.00 feet; thence S. 40° 02' 16" E., 28.02 feet; thence S. 58° 04' 48" E., 73.82 feet; thence S. 49° 30' 57" E., 36.24 feet; thence S. 57° 55' 14" E., 38.11 feet; thence S. 76° 05' 26" E., 47.74 feet; thence N. 89° 45' 34" E., 22.92 feet; thence N. 83° 33' 45" E., 26.93 feet; thence S. 50° 45' 52" E., 44.68 feet; thence S. 81° 52' 53" E., 45.56 feet; thence N. 77° 57' 04" E., 62.11 feet; thence S. 64° 41' 18" E., 20.71 feet; thence S. 31° 54' 29" E., 20.50 feet; thence S. 17° 44' 58" E., 32.70 feet; thence S. 4° 35' 18" E., 72.48 feet; thence S. 2° 04' 14" W., 102.74 feet; thence S. 12° 12' 05" W., 118.29 feet; thence S. 35° 00' 51" W., 27.32 feet; thence S. 75° 07' 02" W., 54.89 feet; thence S. 84° 45' 41" W., 43.05 feet; thence N. 89° 25' 08" W., 120.85 feet; thence N. 83° 27' 51" W., 55.54 feet; thence N. 81° 35' 30" W., 77.32 feet; thence N. 61° 51' 46" W., 27.89 feet; thence N. 50° 12' 11" W., 92.99 feet; thence N. 24° 10' 54" W., 51.00 feet; N. 46° 54' 36" W., 51.00 feet; thence N. 40° 33' 15" W., 136.99 feet; thence N. 31° 34' 43" W., 86.03 feet; thence N. 23° 50' 54" W., 65.19 feet to a point on a curve, a radial line through said curve bears S. 29° 34' 53" E., said curve being concave to the North and having a radius of 345.00 feet; thence Southerly and Westerly along said curve through a central angle of 42° 19' 39", an arc distance of 254.87 feet; thence N. 77° 15' 14" W., 52.68 feet to the beginning of a curve concave to the Northeast and having a radius of 175.00 feet; thence Northwesterly along said curve through a central angle of 8° 31' 21", an arc distance of 26.03 feet to a point of reverse curvature, a radial line through said curve bears S. 21° 16' 07" W., said reverse curve being concave to the Southeast and having a radius of 25.00 feet; thence Westerly and Southerly along said curve through a central angle of 75° 31' 21", an arc distance of 32.95 feet; thence along a radial line N. 54° 15' 14" W., 50.00 feet to the beginning of a curve concave to the West and having a radius of 25.00 feet; thence Northerly and Westerly along said curve through a central angle of 75° 31' 21", an arc distance of 32.95 feet to a point of reverse curvature, a radial line through said point bears N. 50° 13' 25" E., said reverse curve being concave to the Northeast and having a radius of 175.00 feet; thence Northwesterly along said curve through a central angle of 52° 31' 21", an arc distance of 160.42 feet; thence N. 12° 44' 46" E., 59.00 feet to the beginning of a curve concave to the Southwest and having a radius of 25.00 feet; thence Northerly and Westerly along said curve through a central angle of 90° 00' 00", an arc distance of 39.27 feet; thence along a radial line N. 12° 44' 46" E., 50.00 feet to the beginning of a curve concave to the Northwest and having a radius of 25.00 feet; thence Easterly and

Exhibit "A Continued

Northerly along said curve through a central angle of 90° 00' 00", an arc distance of 39.27 feet; thence N. 12° 44' 45" E., 170.00 feet to the beginning of a curve concave to the Southwest and having a radius of 25.00 feet; thence Northerly and Westerly along said curve through a central angle of 90° 00' 00", an arc distance of 39.27 feet; thence along a radial line N. 12° 44' 45" E., 50.00 feet to the beginning of a curve concave to the Northwest and having a radius of 25.00 feet; thence Easterly and Northerly along said curve through a central angle of 90° 00' 00", an arc distance of 39.27 feet; thence N. 12° 44' 45" E., 221.00 feet to the beginning of a curve concave to the Southeast and having a radius of 430.00 feet; thence Northeasterly along said curve through a central angle of 8° 00' 24", an arc distance of 60.09 feet to a point of reverse curvature, a radial line through said point bears N. 69° 14' 30" W., said reverse curve being concave to the Southwest and having a radius of 25.00 feet; thence Northerly and Westerly along said curve through a central angle of 61° 05' 05", an arc distance of 26.65 feet; thence N. 40° 19' 55" W., 49.63 feet; thence along a radial line N. 49° 40' 05" E., 90.00 feet to the beginning of a curve concave to the North and having a radius of 25.00 feet; thence Easterly and Northerly along said curve through a central angle of 100° 07' 36", an arc distance of 43.69 feet to a point of reverse curvature, a radial line through said point bears S. 50° 27' 31" E., said reverse curve being concave to the Southeast and having a radius of 490.00 feet; thence Northeasterly along said curve through a central angle of 10° 07' 36", an arc distance of 76.00 feet; thence S. 40° 19' 55" E., 175.77 feet to the POINT OF BEGINNING.

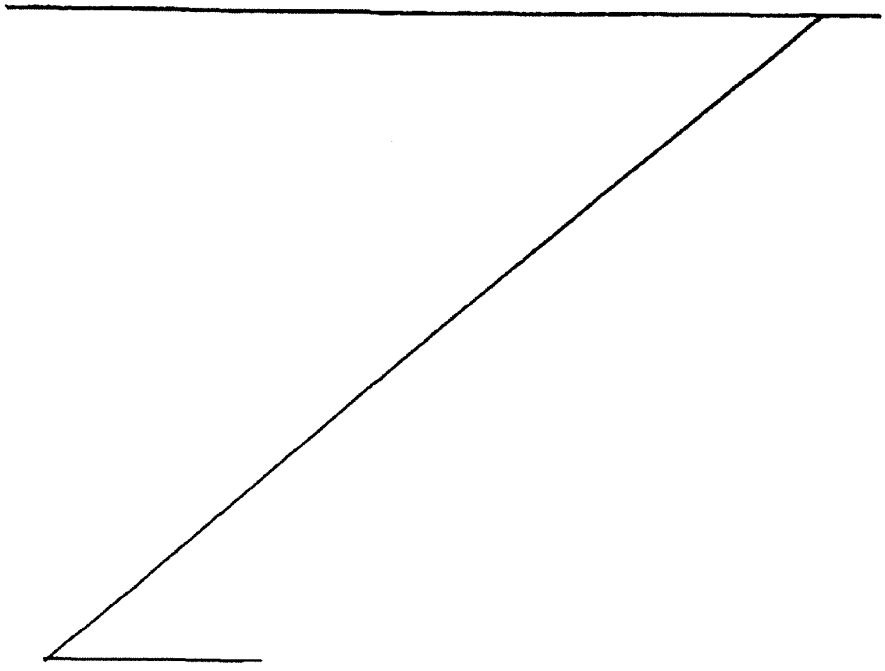


Exhibit "A" Continued

As further described, if at all, in the following documents:

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 1, filed in the Office of the Lyon County Recorder's Office August 17, 1989 as File No. 126598;

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 2, filed in the Office of the Lyon County Recorder's Office December 6, 1990 as File No. 138166;

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 2B, filed in the Office of the Lyon County Recorder's Office May 7, 1992 as File No. 151220;

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 2C, filed in the Office of the Lyon County Recorder's Office May 20, 1993 as File No. 161360;

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 2E, filed in the Office of the Lyon County Recorder's Office June 6, 1996 as File No. 194108;

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 3A, filed in the Office of the Lyon County Recorder's Office July 16, 1993 as File No. 162948;

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 3B, filed in the Office of the Lyon County Recorder's Office June 15, 1995 as File No. 183173;

All of the lands shown on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 4, filed in the Office of the Lyon County Recorder's Office November 5, 1992 as File No. 156206;

All of the lands shown on that certain Official Plat of Dayton Valley Country Club Unit 5A, filed in the Office of the Lyon County Recorder's Office April 19, 2001 as File No. 259889,.

All of the lands shown on that certain Official Plat of Dayton Valley Country Club Unit 6A, filed in

Exhibit "A" Continued

the Office of the Lyon County Recorder's Office May 3, 2001 as File No. 260514;

All of the lands shown on that certain Official Plat of Dayton Valley Country Club Unit 5B, filed in the Office of the Lyon County Recorder's Office July 18, 2002 as File No. 279806;

All of the lands shown on that certain Official Plat of Dayton Valley Country Club Unit 6B, filed in the Office of the Lyon County Recorder's Office September 19, 2003 as File No. 292826;

All of the lands shown on that certain map for DAVADA Development Corporation Recorded In The Office Of The Lyon County Recorder On September 12, 1986 as Document No. 102038, Official Records Of Lyon County, State of Nevada;

All of the lands shown on that certain Boundary Line Adjustment Map Recorded In The Office Of The Lyon County Recorder On April 25, 1991 as Document No. 141060, Official Records Of Lyon County, State of Nevada;

All of the lands shown on that certain Parcel Map for John Lawrence (Nevada) Inc. Recorded In The Office Of The Lyon County Recorder On June 7, 1995 as Document No. 182901, Official Records Of Lyon County, State of Nevada;

All of the lands shown on that certain Map For Comlaw No. 445 Limited Recorded In The Office Of The Lyon County Recorder On April 19, 1999 as Document No. 232541, Official Records Of Lyon County, State of Nevada;

All of the lands shown on that certain Parcel Map For Comlaw No. 445 Limited Recorded In The Office Of The Lyon County Recorder On April 13, 1999 as Document No. 232542, Official Records Of Lyon County, State of Nevada;

All of the lands shown on that certain Map For Dayton Valley Country Club Unit 3c Recorded In The Office Of The Lyon County Recorder On September 4, 2003 as Document No. 303551, Official Records Of Lyon County, State of Nevada.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE, IN WITNESS WHEREOF THE UNDERSIGNED HAS AFFIXED HIS NAME.

DAVE BARTOSZ, MANAGING MEMBER
DBBR LLC, A NEVADA LIMITED
LIABILITY COMPANY

Barbara Rainey
BARBARA RAINEY, MANAGING MEMBER
DBBR LLC, A NEVADA LIMITED
LIABILITY COMPANY

STATE OF NEVADA
CARSON CITY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 23 DAY OF February, 2004, BY Dave Bartosz AS managing member OF DBBR, LLC

Linda McKenzie 2-23-04
NOTARY PUBLIC DATE

LINDA McKENZIE
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Carson City
No: 02-76599-3 My Appt. Expires August 1, 2008

STATE OF NEVADA
CARSON CITY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 20 DAY OF February, 2004, BY Barbara Rainey AS managing member OF DBBR, LLC

Linda McKenzie 2-20-04
NOTARY PUBLIC DATE

LINDA McKENZIE
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Carson City
No: 02-76599-3 My Appt. Expires August 1, 2008

SURVEYOR'S CERTIFICATE

LAWRENCE F. GRUBE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAVE BARTOSZ & BARBARA RAINEY
2.) THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 21 EAST AND THE NORTHWEST 1/4 OF SECTION 19 AND THE SOUTHWEST 1/4 OF SECTION 18, T.16 N., R.22 E., M.D.M. AND THE SURVEY WAS COMPLETED ON 03-04-04.
3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4.) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY 04:20:05, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

LAWRENCE F. GRUBE, NEVADA P.L.S. 6995

PROFESSIONAL LAND SURVEYOR, STATE OF NEVADA
LAWRENCE F. GRUBE
No. 6995
Exp: 6-30-05

2-20-2004

COUNTY CLERK'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY THE SUBJECT OF THIS MAP.

Nikki Bryan by Karen M Schaffer, deputy 4-9-04
NIKKI BRYAN DATE
LYON COUNTY CLERK/TREASURER

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP HAS BEEN APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Adam K. P.E. 3-1-04
WATER RESOURCES DIVISION DATE

UTILITY COMPANY APPROVALS

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

SIERRA PACIFIC POWER CO. 2-20-04 DATE
SBC NEVADA Michael Kimball 2/20/04 DATE
SOUTHWEST GAS CORP. Larry Olson 2/23/04 DATE

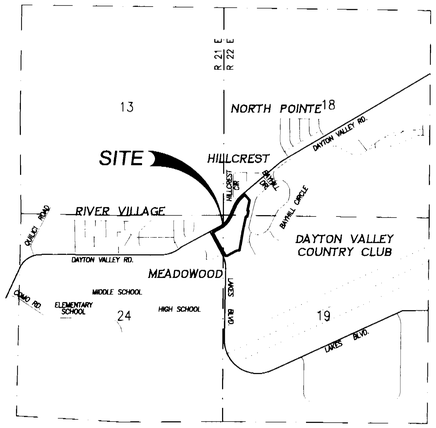
LYON COUNTY AND FIRE DISTRICT REVIEW

COMMUNITY DEVELOPMENT DIRECTOR Nick Malanchuk 3/9/04
PUBLIC WORKS DIRECTOR 3/26/04
ROAD SUPERINTENDENT 3-25-2004
CENTRAL LYON COUNTY FIRE DISTRICT Fred Solaro 2/23/04
LYON COUNTY ASSESSOR Chief Deputy
LYON COUNTY UTILITIES 3/26/04 DATE

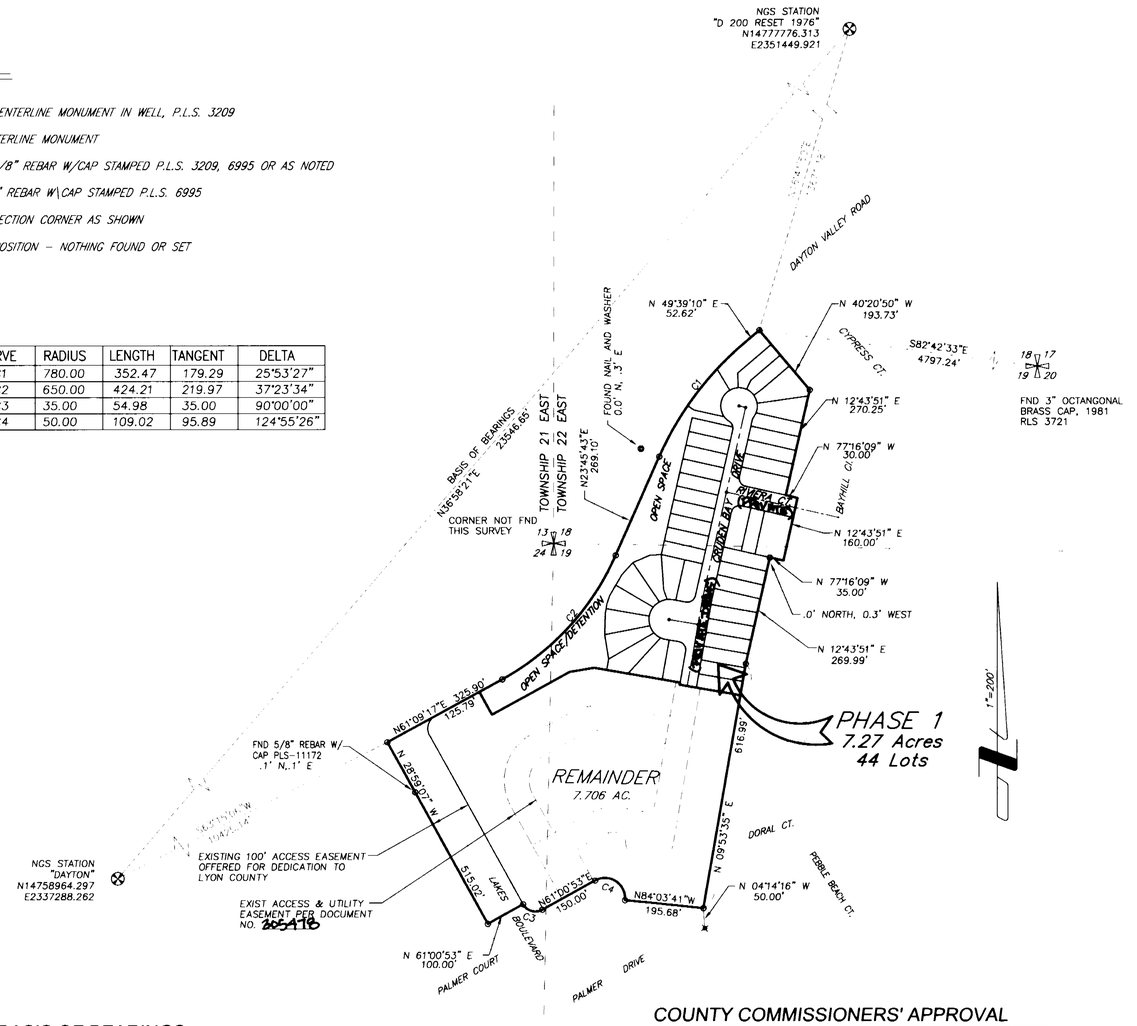
LEGEND

- ◎ FOUND CENTERLINE MONUMENT IN WELL, P.L.S. 3209
- ◉ SET CENTERLINE MONUMENT
- ○ FOUND 5/8" REBAR W/CAP STAMPED P.L.S. 3209, 6995 OR AS NOTED
- ● SET 5/8" REBAR W\CAP STAMPED P.L.S. 6995
- ✣ FOUND SECTION CORNER AS SHOWN
- ✱ CALC'D POSITION – NOTHING FOUND OR SET

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	780.00	352.47	179.29	25°53'27"
C2	650.00	424.21	219.97	37°23'34"
C3	35.00	54.98	35.00	90°00'00"
C4	50.00	109.02	95.89	124°55'26"



VICINITY MAP
N.T.S.



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976."

COUNTY COMMISSIONERS' APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF LYON COUNTY COMMISSIONERS AT THEIR OFFICIAL MEETING ON THE 15TH DAY OF APRIL 200 4

By: Deborah Drade, deputy
COUNTY CLERK

HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE IN ACCORDANCE WITH NEVADA REVISED STATUTES.

Richard P. Kaler 2/27/04
HEALTH DIVISION DATE

COUNTY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 24, T16N, R21E & NW 1/4 OF SEC 19 & THE SW 1/4 OF SEC 18, T16N, R22E, MDM, AS SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

C. SWANSON 3/26/04
COUNTY ENGINEER C. SWANSON DATE

PLANNING COMMISSION APPROVAL

THIS FINAL PLAT HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED.

4-13-04
PLANNING COMMISSION CHAIRMAN C.E. DAVIES DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE DEVELOPERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

Angela M. Bark 4/6/04
STEWART TITLE COMPANY DATE
#295950
#273611
#314138

REFERENCE DOCUMENTS

1. BOUNDARY LINE ADJUSTMENT, DOC. NO. 141060, OFFICIAL RECORDS OF LYON COUNTY.
2. PARCEL MAP, DOC. NO. 102040, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2B, DOC. NO. 151220, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2C, DOC. NO. 161360, OFFICIAL RECORDS OF LYON COUNTY.

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DBBR LLC
ON THIS 20TH DAY OF APRIL, 2004
AT 18 MIN. PAST 2P.M. IN BOOK N/A PAGE N/A
OF THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
RECORDING FEE: $64.00
FILE No.: 318704

Mary C. Milligan By: Margie F. Rosenbaum Deputy
RECORDER

OFFICAL PLAT
OF
THE GALLERY PHASE 1
A PART OF DAYTON VALLEY COUNTRY CLUB SUBDIVISION
LOCATED WITHIN THE NE 1/4 OF SEC 24, T16N, R21E & NW 1/4 OF SEC 19 & THE SW 1/4 OF SEC 18, T16N, R22E, MDM
LYON COUNTY NEVADA

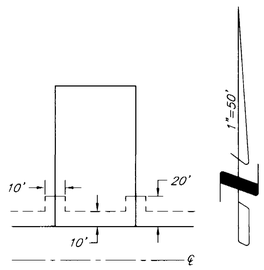
SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

DVCA0052

#318704 1 of 2 4/20/04

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°53'35" E	5.32'
L2	N 80°06'25" W	25.00'
L3	N 77°16'09" W	25.00'
L4	N 80°06'25" W	9.00'
L5	N 19°48'30" W	26.14'
L6	N 80°06'25" W	33.96'
L7	N 09°53'35" E	27.58'
L8	N 09°53'35" E	11.43'
L9	N 17°53'35" E	22.59'
L10	N 30°08'47" E	30.00'
L11	N 30°08'47" E	30.00'
L12	N 42°26'55" E	39.91'
L13	N 67°11'30" E	45.39'
L14	N 85°55'15" E	28.98'
L15	N 55°32'40" W	18.85'
L16	N 02°21'54" W	36.08'
L17	N 24°29'47" E	23.43'
L18	N 54°19'23" E	24.50'
L19	N 12°43'51" E	15.75'
L20	N 12°43'51" E	26.14'
L21	N 09°53'35" E	14.52'
L22	N 12°43'51" E	25.04'
L23	N 09°53'35" E	9.99'
L24	N 80°06'25" W	26.02'
L25	N 09°53'35" E	11.43'
L26	N 80°06'25" W	7.94'
L27	N 12°43'51" E	15.95'
L28	N 80°06'25" W	34.00'
L29	N 77°16'09" W	16.88'



TYPICAL P.U.E. DETAIL

N.T.S.

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.42'	20.00'	20.00'	90°00'00"
C2	157.08'	50.00'		180°00'00"
C3	30.43'	20.00'	19.03'	87°09'44"
C4	24.53'	20.00'	14.07'	70°15'42"
C5	217.73'	45.50'	42.30'	274°10'19"
C6	8.35'	20.00'	4.23'	23°54'37"
C7	31.42'	20.00'	20.00'	90°00'00"
C8	31.42'	20.00'	20.00'	90°00'00"
C9	352.47'	780.00'	179.29'	25°53'27"
C10	424.21'	650.00'	219.97'	37°23'34"
C11	13.15'	50.00'	6.61'	15°04'02"
C12	20.56'	50.00'	10.43'	23°33'54"
C13	20.27'	50.00'	10.28'	23°13'35"
C14	24.56'	50.00'	12.53'	28°08'35"
C15	24.56'	50.00'	12.53'	28°08'35"
C16	20.27'	50.00'	10.28'	23°13'35"
C17	20.56'	50.00'	10.43'	23°33'54"
C18	13.15'	50.00'	6.61'	15°04'02"
C19	16.22'	45.50'	8.20'	20°25'38"
C20	76.43'	45.50'	50.75'	96°14'26"
C21	22.63'	45.50'	11.55'	28°29'53"
C22	21.33'	45.50'	10.87'	26°51'41"
C23	23.69'	45.50'	12.12'	29°49'35"
C24	21.89'	45.50'	11.16'	27°34'14"
C25	24.08'	45.50'	12.33'	30°19'29"
C26	11.45'	45.50'	5.76'	14°25'23"
C27	7.02'	20.00'	3.55'	20°07'27"
C28	145.58'	780.00'	73.00'	10°41'37"
C29	116.85'	780.00'	58.53'	08°35'00"
C30	90.04'	780.00'	45.07'	06°36'50"
C31	17.50'	20.00'	9.36'	50°08'15"

NOTES

1. FOR BASIS OF BEARING REFER TO SHEET 1 OF 2
2. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED, AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
3. ACCEPTANCE BY LYON COUNTY OF THIS MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
4. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE WITH THE EXCEPTION OF LAKES BLVD., WHICH IS OFFERED FOR DEDICATION.
5. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
6. THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS
7. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCITON OF LOTS.

LEGEND

- ◎ FOUND CENTERLINE MONUMENT, P.L.S. 3209
- ◉ SET CENTERLINE MONUMENT IN WELL, P.L.S. 6995
- ○ FOUND 5/8" REBAR W/CAP STAMPED P.L.S. 3209 OR AS NOTED
- ● SET 5/8" REBAR W\CAP STAMPED P.L.S. 6995

REFERENCE DOCUMENTS

1. BOUNDARY LINE ADJUSTMENT, DOC. NO. 305473, OFFICIAL RECORDS OF LYON COUNTY.
2. PARCEL MAP, DOC. NO. 102040, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2B, DOC. NO. 151220, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2C, DOC. NO. 161360, OFFICIAL RECORDS OF LYON COUNTY.

TOTAL LOTS = 44 (4.59 ACRES)
OPEN SPACE = 1.49 ACRES
STREET AREA = 52,019 SQ. FT.
TOTAL AREA = 7.27 ACRES

OFFICAL PLAT
OF
THE GALLERY PHASE 1
A PART OF DAYTON VALLEY COUNTRY CLUB SUBDIVISION
LOCATED WITHIN THE NE 1/4 OF SEC 24, T16N, R21E & NW 1/4 OF SEC 19 & THE SW 1/4 OF SEC 18, T16N, R22E, MDM
LYON COUNTY NEVADA

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

DVCA0053

#318704 2of2 4/20/04

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE, IN WITNESS WHEREOF THE UNDERSIGNED HAS AFFIXED HIS NAME.

DAVE BARTOSZ, MANAGING MEMBER
DBBR LLC, A NEVADA LIMITED
LIABILITY COMPANY

BARBARA RAINEY, MANAGING MEMBER
DBBR LLC, A NEVADA LIMITED
LIABILITY COMPANY

STATE OF NEVADA
CARSON CITY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 3 DAY OF February, 2006, BY Dave Bartosz AS Managing Member OF DBBR, LLC

NOTARY PUBLIC — DATE 2-3-06

LINDA McKENZIE
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Carson City
My Appt. Expires August 1, 2008

STATE OF NEVADA
CARSON CITY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 3 DAY OF February, 2006, BY Barbara Rainey AS Managing Member OF DBBR, LLC

NOTARY PUBLIC — DATE 2-3-06

LINDA McKENZIE
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Carson City
My Appt. Expires August 1, 2008

SURVEYOR'S CERTIFICATE

LAWRENCE F. GRUBE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF _____
2.) THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 21 EAST AND THE NORTHWEST 1/4 OF SECTION 19, T.16 N., R.22 E., M.D.M. AND THE SURVEY WAS COMPLETED ON _____
3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4.) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY _____, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

LAWRENCE F. GRUBE, NEVADA P.L.S. 6995

LAWRENCE F. GRUBE
EXPIRES 06/30/07
No. 6995

8-29-2005

COUNTY CLERK'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY THE SUBJECT OF THIS MAP.

Nikki Bryan by Ka M. Smith, deputy — 4-06-06 DATE

NIKKI BRYAN
LYON COUNTY CLERK/TREASURER

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP HAS BEEN APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

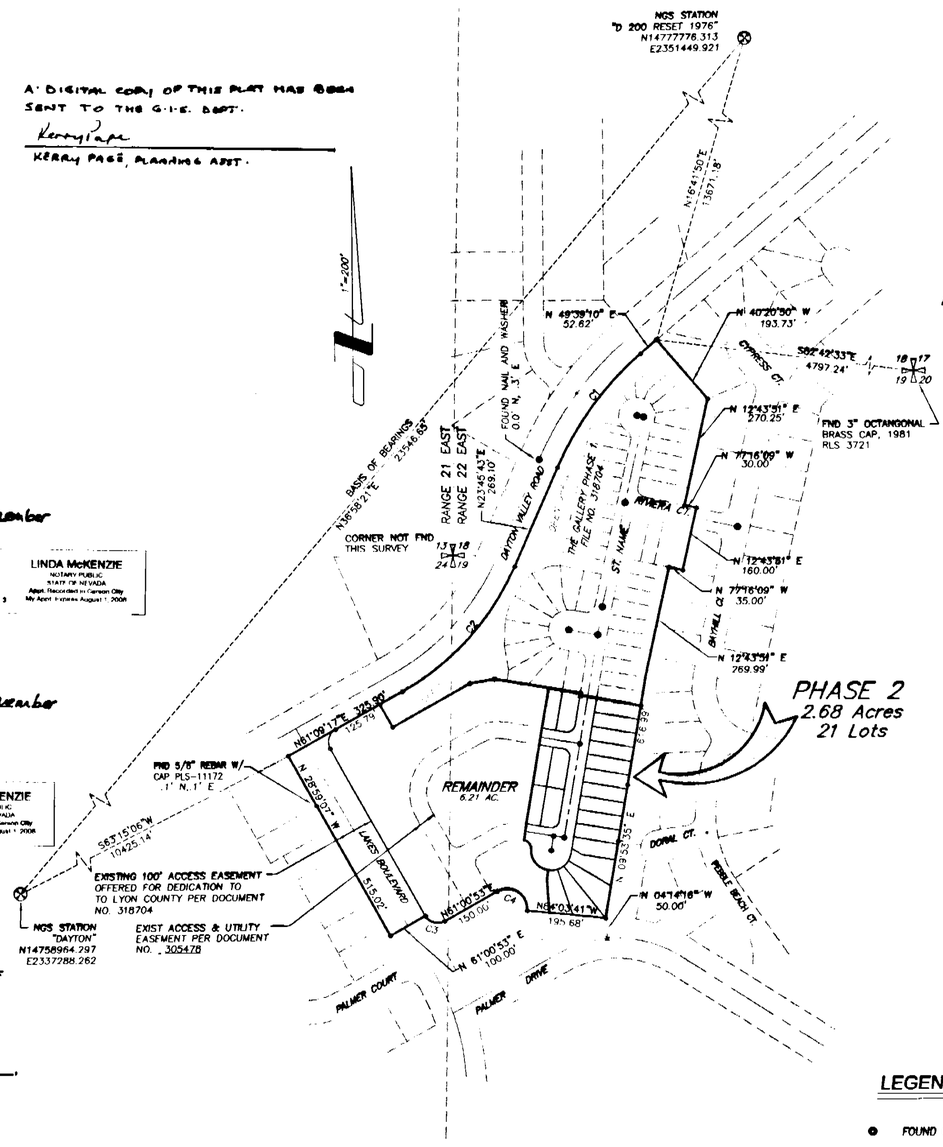
Robert H. Zeislft, P.E. — 1/12/2006 DATE

WATER RESOURCES DIVISION
ROBERT H. ZEISLOFT

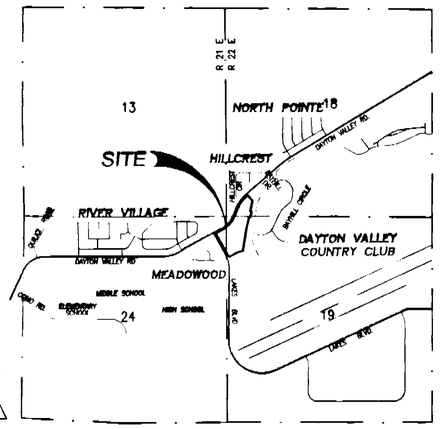
A DIGITAL COPY OF THIS PLAT HAS BEEN SENT TO THE G.I.S. DEPT.

Kerry Page

KERRY PAGE, PLANNING ASST.



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	780.00	352.47	179.29	25°53'27"
C2	650.00	424.21	219.97	37°23'34"
C3	35.00'	54.98'	35.00'	90°00'00"
C4	50.00'	109.02'	95.89'	124°55'26"



VICINITY MAP
N.T.S.

UTILITY COMPANY APPROVALS

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

SIERRA PACIFIC POWER CO. — 11-4-05 DATE
SBC NEVADA — 11/15/05 DATE
SOUTHWEST GAS CORP. LARRY GIASAL — 11/6/05 DATE
LYON COUNTY UTILITIES MIKE WORKMAN — 12/12/05 DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

PLANNING DIRECTOR DONNA KRISTAPONIS
LYON COUNTY ASSESSOR H. MICHAEL GLASS — 4-06-06
FIRE PROTECTION CONSULTANT GARY FRIED — 3-10-06
CENTRAL LYON COUNTY FIRE DISTRICT AMY SOLARO — 2/1/06

LEGEND

- FOUND CENTERLINE MONUMENT
- SET CENTERLINE MONUMENT IN WELL P.L.S. 6995
- FOUND 5/8" REBAR W/CAP STAMPED P.L.S. 3208, 6995 OR AS NOTED
- SET 5/8" REBAR W\CAP STAMPED P.L.S. 6995
- FOUND SECTION CORNER AS SHOWN
- CALC'D POSITION – NOTHING FOUND OR SET

BASIS OF BEARINGS

PER REFERENCE PARCEL MAP # 144321 RECORDED SEPTEMBER 10, 1991

COUNTY COMMISSIONERS' APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF LYON COUNTY COMMISSIONERS AT THEIR OFFICIAL MEETING ON THE 4th DAY OF April 2006

Mike Rogers by Ka M. Smith, deputy
COUNTY CLERK

NEVADA BUREAU OF SAFE DRINKING WATER

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew — 11/10/05 DATE

NEVADA BUREAU OF SAFE DRINKING WATER
RICHARD P. DREW

COUNTY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 24, T16N, R21E & NW 1/4 OF SEC 19, T16N, R22E, MDM, AS SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

C.C. Macquarie — 3/10/06 DATE

COUNTY ENGINEER CHAS. MACQUARIE

PLANNING COMMISSION APPROVAL

THIS FINAL PLAT HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED.

3/14/06 DATE

PLANNING COMMISSION CHAIRMAN CHUCK ROBERTS

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE DEVELOPERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

Angela McDaniel — 1-17-06 DATE

STEWART TITLE CO.

273611
314137

REFERENCE DOCUMENTS

1. BOUNDARY LINE ADJUSTMENT, DOC. NO. 141060, OFFICIAL RECORDS OF LYON COUNTY.
2. PARCEL MAP, DOC. NO. 102040, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2B, DOC. NO. 151220, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2C, DOC. NO. 161360, OFFICIAL RECORDS OF LYON COUNTY.

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DBBR, LLC
ON THIS 6th DAY OF April, 2006
AT 05 MIN. PAST 12 P.M. IN BOOK ____ PAGE ____
OF THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: $64.00 — Mary C. Milligan RECORDER

FILE No.: 379115 — BY: DEPUTY

OFFICIAL PLAT
OF
THE GALLERY PHASE 2
A PART OF DAYTON VALLEY COUNTRY CLUB SUBDIVISION
LOCATED WITHIN THE NE 1/4 OF SEC 24, T16N, R21E & NW 1/4 OF SEC 19, T16N, R22E, MDM
LYON COUNTY NEVADA

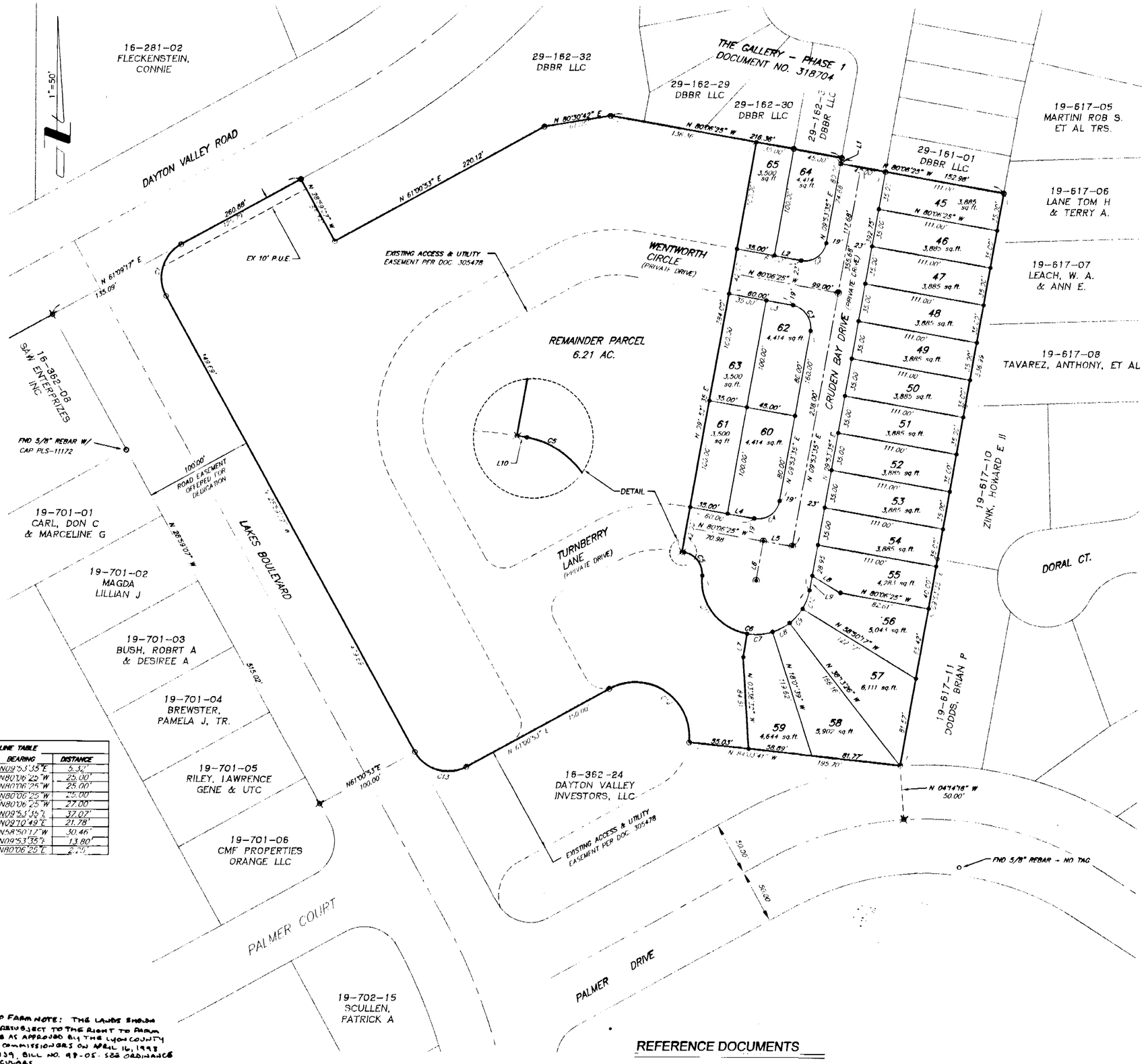
SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

206/SURVEY/206-FM-PHS-2-TITLE

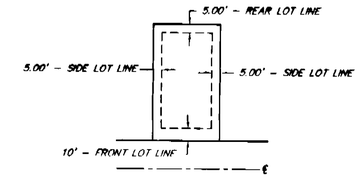
379115 1of2 4/6/06

DVCA0054



CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	55.06'	33.00'	35.09'	90°08'24"
C2	31.42'	20.00'	20.00'	90°00'00"
C3	31.42'	20.00'	20.00'	90°00'00"
C4	31.42'	20.00'	20.00'	90°00'00"
C5	29.72'	20.00'	18.37'	85°08'28"
C6	152.84'	50.00'	99.91'	175°08'28"
C7	23.74'	50.00'	12.10'	27°12'28"
C8	17.72'	50.00'	8.96'	20°18'37"
C9	17.89'	50.00'	9.04'	20°30'01"
C10	18.56'	50.00'	9.39'	21°16'08"
C11	74.92'	50.00'	46.51'	85°51'14"
C12	109.02'	50.00'	95.89'	124°55'26"
C13	54.98'	35.00'	35.00'	90°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°53'35"E	5.32'
L2	N80°06'25"W	25.00'
L3	N80°06'25"W	25.00'
L4	N80°06'25"W	25.00'
L5	N80°06'25"W	27.00'
L6	N09°53'35"E	37.07'
L7	N09°10'49"E	21.78'
L8	N58°50'17"W	30.46'
L9	N09°53'35"E	13.80'
L10	N80°06'25"E	2.00'



TYPICAL P.U.E. DETAIL
N.T.S.

RIGHT TO FARM NOTE: THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORD. NO. 439, BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS

NOTE:

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.

LEGEND

- ● SET CENTERLINE MONUMENT IN WELL, P.L.S. 6995
- ○ FOUND 5/8" REBAR W/CAP STAMPED P.L.S. 3209, 6995 OR AS NOTED
- • SET 5/8" REBAR W\CAP STAMPED P.L.S. 6995
- ⊠ CALC'D POSITION - NOTHING FOUND OR SET

REFERENCE DOCUMENTS

1. BOUNDARY LINE ADJUSTMENT, DOC. NO. 141060, OFFICIAL RECORDS OF LYON COUNTY.
2. PARCEL MAP, DOC. NO. 102040, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2B, DOC. NO. 151220, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2C, DOC. NO. 161360, OFFICIAL RECORDS OF LYON COUNTY.

TOTAL LOTS = 21 (2.03 ACRES)
STREET AREA = 0.65 ACRES
TOTAL AREA = 2.68 ACRES

206/SURVEY/206-PHS-2-FM.DWG

OFFICAL PLAT
OF
THE GALLERY PHASE 2
A PART OF DAYTON VALLEY COUNTRY CLUB SUBDIVISION
LOCATED WITHIN THE NE 1/4 OF SEC 24, T16N, R21E & NW 1/4 OF SEC 19 & THE SW 1/4 OF SEC 18, T16N, R22E, MDM
LYON COUNTY NEVADA

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE RENO NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8556

SHEET 2 OF 2

DVCA0055

#379115 2of2 4/6/06

#126598
1 OF 3

8/17/89

SUBDIVISION MAP

DAYTON VALLEY COUNTRY CLUB #1

SW. SEC.28, T16N, R22E

#1970
1-3

OWNERS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, VICE PRESIDENT

STATE OF Nevada
S.S.
COUNTY OF Lyon

ON THIS 12th DAY OF JUNE, 1989 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

LISA BONNETT
NOTARY PUBLIC NEVADA
DOUGLAS COUNTY
My Appt Expires Feb 9, 1991

NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 9, 1991

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED

- Title Service : Escrow

7 July, 1989
DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

August 2, 1989
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

11 Jul 89
DATE

CLERK TREASURERS CERTIFICATE

I, W.J. PARR, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY, OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

W.J. PARR, LYON COUNTY CLERK/TREASURER
ERK/T

DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

THIS 11th DAY OF August, 1989

CHAIRMAN

BOARD OF COMMISSIONERS CERTIFICATE

I, W.J. PARR, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 17TH DAY OF AUGUST, 1989, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

W.J. PARR, LYON COUNTY CLERK

UTILITY CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 3/10/89 DATE

SOUTHWEST GAS COMPANY — 3-10-89 DATE

BELL TELEPHONE COMPANY OF NEVADA — 5-26-89 DATE

SURVEYORS CERTIFICATE

I, DAVID D. WINCHELL, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE S.W. 1/4 OF SEC. 18, T. 16 N., R 22 E., M.D.B. & M. AND WAS COMPLETED ON AUGUST 3, 1989
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DAVID D. WINCHELL, R.L.S. 3209 — 8/3/89 DATE

COUNTY ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SW1/4 SEC 18 T16N R22E MDB&M AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

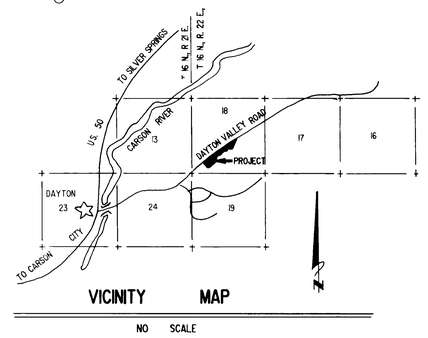
LYON COUNTY ENGINEER — DATE

PROFESSIONAL ENGINEER
PAUL A. SUMMA
No. 2639
STATE OF NEVADA

RECORDERS CERTIFICATE

FILE No. 126598
FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada) Inc
ON THIS 17th DAY OF August, 1989, AT 55
MINUTES PAST 10 O'CLOCK, A. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
FEE $32.00

Nancy M. Carr, Recorder
By Mary C. Milligan, Chief Deputy



VICINITY MAP
NO SCALE

PLANNED UNIT DEVELOPMENT
FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB
UNIT I

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 1 OF 3 SHEETS

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

DVCA0056

#126598 1-3 8/17/89 @ 10:55A.M.

#1970
1-3

#126598
2 OF 3
8/17/89
SUBDIVISION MAP
DAYTON VALLEY COUNTRY CLUB #1
SW, SEC. 28, T16N, R22E
DRAWING NUMBER
#1970
2-3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

(JOHN LAWRENCE (MAP No. 108522) (NEVADA) INC.)

HILLCREST CIRCLE 50'

DAYTON VALLEY ROAD

Fd. 4" PIPE 5' HIGH

N 45° 36' 53" E 1046.01'

N 49° 40' 05" E 461.71'

SCALE: 1" = 40'

(SEE SHEET 3 OF 3 SHEETS)

LOT A 1627.18 Sq. Ft.

LOT B 1627.18 Sq. Ft.

LOT C 2161.26 Sq. Ft.

STREET "A" (NEVADA) INC.)

STREET "B"

STREET "C"

STREET "D"

(JOHN LAWRENCE (NEVADA)

--- N 49° 07' 30" E 610.01' ---

LANDSCAPE ISLAND 1958 Sq. Ft.

SEE DETAIL "A" HEREON

NOTE:
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER NRS 278-A.

BASIS OF BEARINGS

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE:
THE 7.5' P.U.E. SHOWN ALONG THE NORTHWESTERLY LINE OF LOT 12 AND ALONG THE SOUTHWESTERLY LINE OF LOT 14 AND ALONG THE NORTHEASTERLY LINE OF LOT 15 AND ALONG THE NORTHWESTERLY LINE OF LOTS 17, 18, & 19 AND THE 5' P.U.E. ALONG THE WESTERLY LINES OF LOTS 12 & 13 AND ALONG THE NORTHERLY LINE OF LOT 16 ARE ALSO FOR THE CONSTRUCTION AND MAINTENANCE OF FENCES.

NOTES:

◉_____SET MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

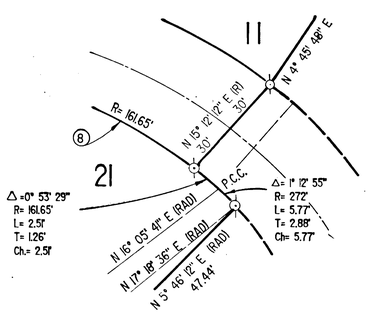
⌀_____SET 2" I.P. & TAG, R.L.S. 3209

P.U.E._____PUBLIC UTILITY AND DRAINAGE EASEMENT

A 5/8" REBAR & CAP, R.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CORNER.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

(JOHN LAWRENCE



DETAIL "A" N.T.S.

CURVE DATA

No.	Δ	R	L	T	Ch.
1	90° 00' 00"	25'	39.27'	25'	35.36'
2	90° 00' 00"	35'	54.98'	35'	49.50'
3	81° 26' 16"	25'	35.53'	21.52'	32.62'
4	180° 00' 00"	45'	141.37'	———	———
5	8° 54' 46"	45'	7.00'	3.51'	6.99'
6	40° 32' 37"	45'	31.84'	16.62'	31.18'
7	8° 24' 36"	161.65'	23.73'	11.88'	23.71'
8	47° 07' 31"	161.65'	132.96'	70.50'	129.24'
9	8° 56' 45"	205'	32.01'	16.04'	31.98'
10	15° 57' 27"	205'	57.09'	28.73'	56.91'
11	20° 02' 34"	205'	71.71'	36.22'	71.35'
12	36° 29' 30"	205'	130.56'	67.58'	128.37'
13	44° 58' 09"	155'	121.65'	64.15'	118.55'
14	36° 28' 07"	155'	98.66'	51.06'	97.00'
15	35° 16' 38"	221.65'	136.47'	70.48'	134.32'
16	56° 25' 36"	191.65'	188.74'	102.82'	181.21'
17	8° 33' 44"	191.65'	28.64'	14.35'	28.61'
18	81° 26' 16"	180'	255.84'	154.93'	234.84'
19	81° 26' 16"	205'	291.38'	176.44'	267.46'
20	81° 26' 16"	155'	220.31'	133.41'	202.23'
21	78° 18' 15"	25'	34.17'	20.35'	31.57'
22	56° 25' 36"	161.65'	159.20'	86.72'	152.84'

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 1

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

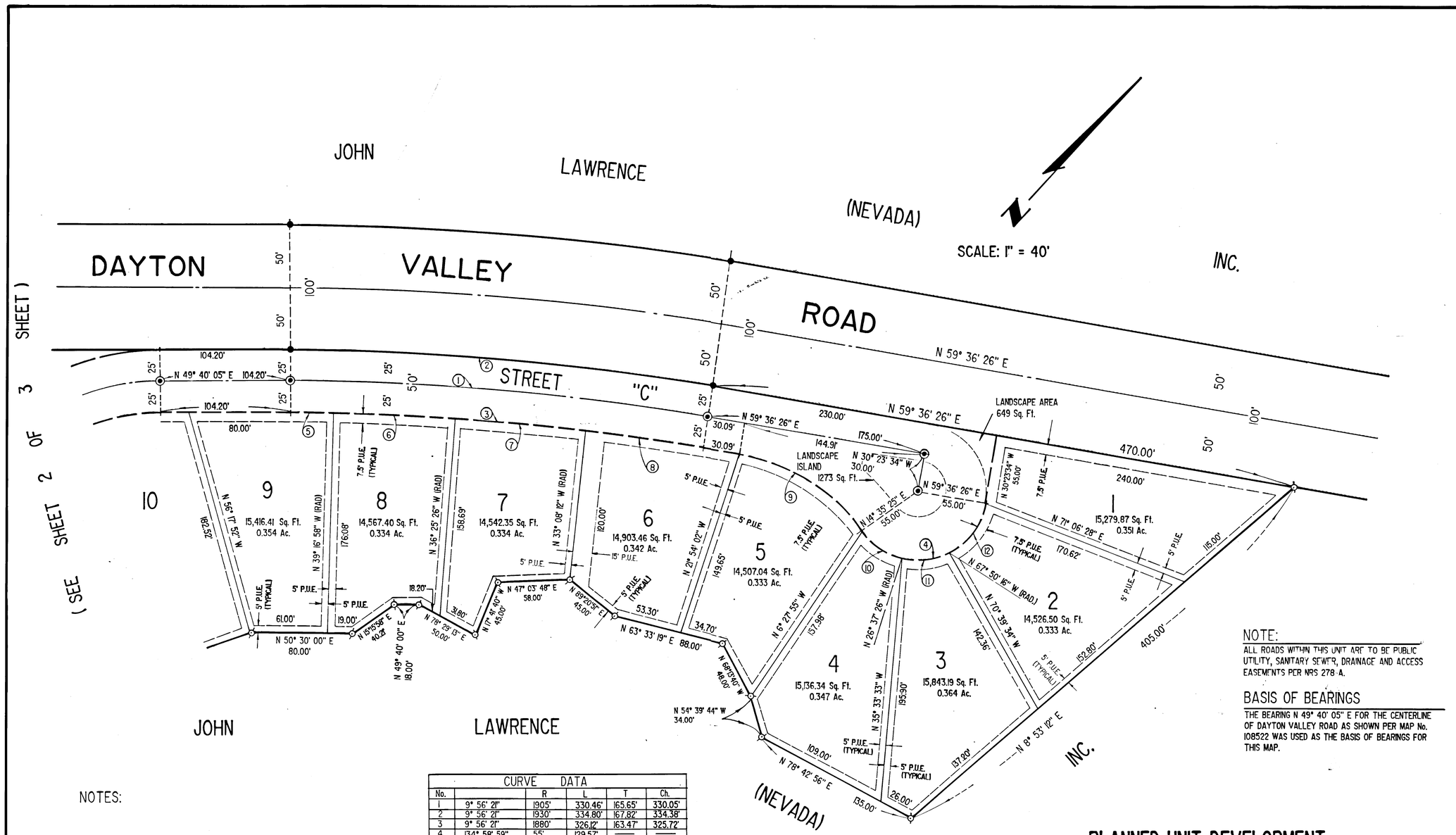
LYON COUNTY NEVADA

SHEET 2 OF 3 SHEETS

#126598 2-3 8/17/89

#1970 2-3

#126598
3 OF 3
8/17/89
SUBDIVISION MAP
DAYTON VALLEY COUNTRY CLUB #1
SW, SEC.28, T16N, R22E
DRAWING NUMBER
#1970
3-3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA



JOHN LAWRENCE

NOTES:

⊙_____SET MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

∅_____SET 2" I.P. & TAG, R.L.S. 3209

P.U.E._____PUBLIC UTILITY AND DRAINAGE EASEMENT

A 5/8" REBAR & CAP, R.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CORNERS

CURVE DATA					
No.		R	L	T	Ch.
1	9° 56' 21"	1905'	330.46'	165.65'	330.05'
2	9° 56' 21"	1930'	334.80'	167.82'	334.38'
3	9° 56' 21"	1880'	326.12'	163.47'	325.72'
4	134° 58' 59"	55'	129.57'	——	——
5	1° 02' 57"	1880'	34.42'	17.21'	34.42'
6	2° 51' 32"	1880'	93.81'	46.91'	93.80'
7	3° 17' 14"	1880'	107.86'	53.94'	107.85'
8	2° 44' 38"	1880'	90.03'	45.02'	90.02'
9	44° 58' 59"	150'	117.76'	62.11'	114.76'
10	41° 12' 51"	55'	39.56'	20.68'	38.72'
11	41° 12' 50"	55'	39.56'	20.68'	38.72'
12	52° 33' 18"	55'	50.46'	27.16'	48.70'

NOTE:
THE 7.5' P.U.E. ALONG THE NORTHWESTERLY LINE OF LOT 1 IS ALSO FOR THE CONSTRUCTION AND MAINTENANCE OF FENCES.

NOTE:
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER NRS 278-A.

BASIS OF BEARINGS
THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 1

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 3 OF 3 SHEETS

DVCA0058
#126598 3-3 8/17/89
#1970 3-3

OWNERS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

Vice President

BY: KENNETH D. STOKES, VICE PRESIDENT

STATE OF Nevada

COUNTY OF Douglas S.S.

ON THIS 12th DAY OF June, 1990, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Sandra L. Winchell

NOTARY PUBLIC

SANDRA L. WINCHELL NOTARY PUBLIC - NEVADA DOUGLAS COUNTY My Appt. Expires Nov. 4, 1990

MY COMMISSION EXPIRES Nov. 4, 1990

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

HOWARD W. FRISKEY, VICE PRESIDENT
STEWART TITLE

6/13/90
DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR SEWAGE DISPOSAL.

Ollie Fontaine
Ollie

6/21/90
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Dennis A. Ricci

14 Jun 90
DATE

CLERK TREASURERS CERTIFICATE

I, W.J. PARR, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

W.J. Parr

W.J. PARR, LYON COUNTY CLERK/TREASURER

12-5-90
DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

THIS 4 DAY OF Dec., 1990

CHAIRMAN

BOARD OF COMMISSIONERS CERTIFICATE

I, W.J. PARR, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 6TH DAY OF December, 1990, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

W.J. Parr

W.J. PARR, LYON COUNTY CLERK

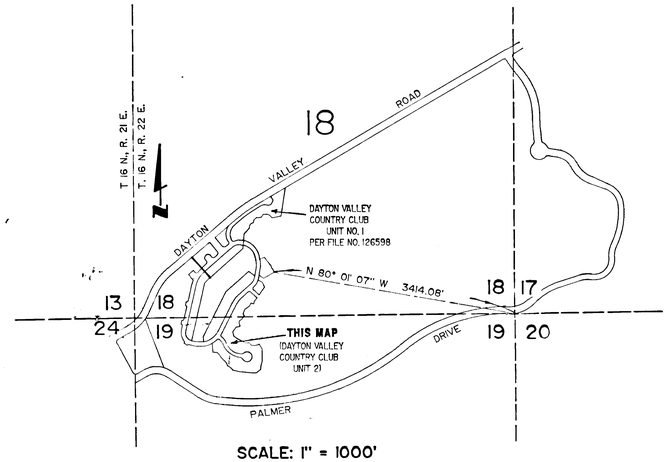
UTILITY CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 6-5-90 DATE

SOUTHWEST GAS COMPANY — 6-5-90 DATE

BELL TELEPHONE COMPANY OF NEVADA — 6-1-90 DATE



SCALE: 1" = 1000'

SURVEYORS CERTIFICATE

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN SW1/4, Sec. 18 & NW1/4, Sec 19, T.16 N., R.22 E., M.D.B.&M. AND WAS COMPLETED ON 6-13-90.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DAVID D. WINCHELL R.L.S. 3209

6/13/90
DATE

COUNTY ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE S.W. 1/4 OF SEC. 18, AND THE N.W. 1/4 OF SEC. 19, T. 16 N., R. 22 E., M.D.B. & M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER

8/6/90
DATE

RECORDERS CERTIFICATE

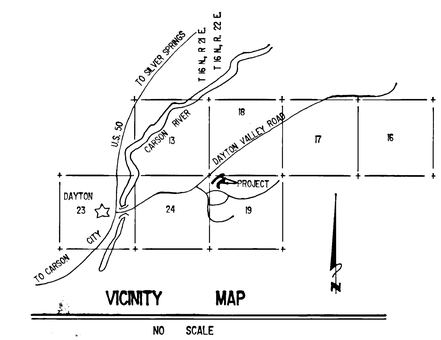
FILE No. # 138166

FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada) Inc.

ON THIS 6th DAY OF December, 1990, AT 34 MINUTES PAST 4 O'CLOCK, P. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE $36.25.

Nancy M. Carr



VICINITY MAP

NO SCALE

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 2

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, AND NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

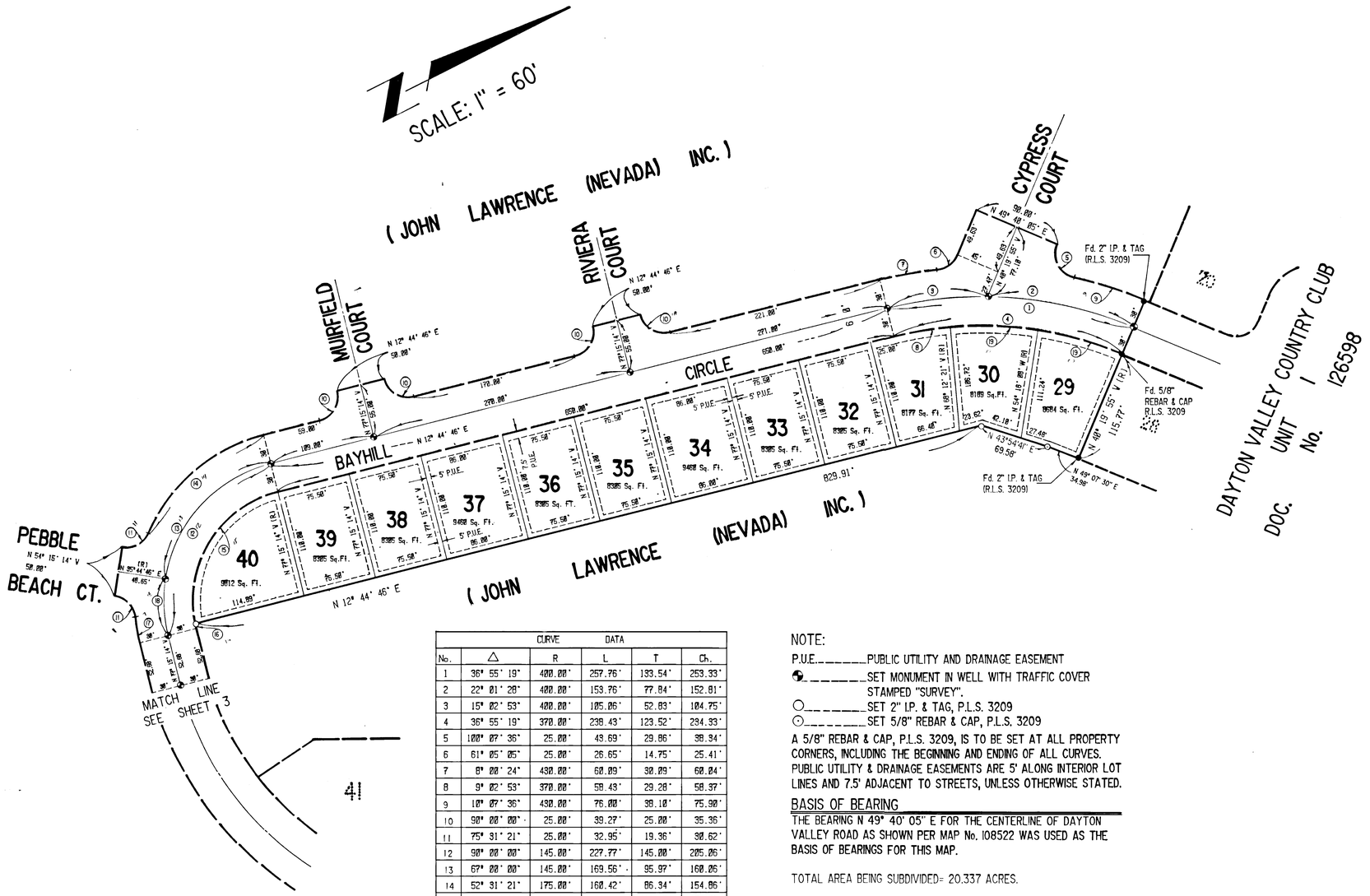
LYON COUNTY NEVADA

SHEET 1 OF 3 SHEETS

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

DVCA0059

#138166 1/3 12/10/90 4:34 PM



CURVE DATA					
No.	△	R	L	T	Ch.
1	36° 55' 19"	400.00'	257.76'	133.54'	253.33'
2	22° 01' 28"	400.00'	153.76'	77.84'	152.81'
3	15° 02' 53"	400.00'	105.06'	52.83'	104.75'
4	36° 55' 19"	370.00'	238.43'	123.52'	234.33'
5	100° 07' 36"	25.00'	43.69'	29.86'	38.34'
6	61° 05' 05"	25.00'	26.65'	14.75'	25.41'
7	8° 08' 24"	430.00'	60.09'	30.09'	60.04'
8	9° 02' 53"	370.00'	58.43'	29.28'	58.37'
9	10° 07' 36"	430.00'	76.00'	38.10'	75.90'
10	90° 00' 00"	25.00'	39.27'	25.00'	35.36'
11	75° 31' 21"	25.00'	32.95'	19.36'	30.62'
12	90° 00' 00"	145.00'	227.77'	145.00'	205.06'
13	67° 00' 00"	145.00'	169.56'	95.97'	160.06'
14	52° 31' 21"	175.00'	160.42'	86.34'	154.86'
15	82° 30' 29"	115.00'	175.64'	110.10'	159.06'
16	2° 29' 31"	115.00'	5.00'	2.50'	5.00'
17	8° 31' 21"	175.00'	26.03'	13.04'	26.01'
18	23° 00' 00"	145.00'	58.21'	29.50'	57.82'
19	13° 56' 13"	370.00'	90.00'	45.22'	89.78'

NOTE:

P.U.E._____PUBLIC UTILITY AND DRAINAGE EASEMENT

●_____SET MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

○_____SET 2" I.P. & TAG, P.L.S. 3209

⊙_____SET 5/8" REBAR & CAP, P.L.S. 3209

A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES. PUBLIC UTILITY & DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

BASIS OF BEARING

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TOTAL AREA BEING SUBDIVIDED= 20.337 ACRES.

NOTE:

ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER NRS 278-A.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 2

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, AND NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

DVCA0060

#138166 12/1/70

SCALE: 1"=60'

NOTE:
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER NRS 278-A.

NOTE:
P.U.E._____PUBLIC UTILITY AND DRAINAGE EASEMENT
●_____SET MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".
○_____SET 2" I.P. & TAG, P.L.S. 3209
⊙_____SET 5/8" REBAR & CAP, P.L.S. 3209.
A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES
PUBLIC UTILITY & DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

TOTAL AREA BEING SUBDIVIDED= 20.337 ACRES

BASIS OF BEARING
THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

DAYTON VALLEY COUNTRY CLUB UNIT 1 DOC. No. 126598

SEE SHEET 2 MATCH LINE

(JOHN LAWRENCE (NEVADA) INC.)

(JOHN LAWRENCE (NEVADA) INC.

(JOHN LAWRENCE (NEVADA) INC.)

BAYHILL CIRCLE

GLENEAGLES COURT

ANDREWS DR.

41 15,788 Sq. Ft. 0.362 Ac.
42 14,842 Sq.Ft. 0.341 Ac.
43 15,000 Sq.Ft. 0.344 Ac.
44 15,000 Sq.Ft. 0.344 Ac.
45 15,000 Sq.Ft. 0.344 Ac.
46 15,000 Sq.Ft. 0.344 Ac.
47 15,262 Sq.Ft. 0.350 Ac.
48 15,202 Sq.Ft. 0.349 Ac.
49 15,231 Sq.FT. 0.350 Ac.
50 15,231 Sq.Ft. 0.350 Ac.
51 15,237 Sq.Ft. 0.350 Ac.
52 37,972 Sq.Ft. 0.872 Ac.
53 19,121 Sq.Ft. 0.439 Ac.
54 14,554 Sq.Ft. 0.334 Ac.
55 14,510 Sq.Ft. 0.333 Ac.
56 14,909 Sq.Ft. 0.342 Ac.
57 14,501 Sq.Ft. 0.333 Ac.
58 14,512 Sq.Ft. 0.333 Ac.
59 14,517 Sq.Ft. 0.333 AC.
60 14,517 Sq.Ft. 0.333 Ac.
61 14,532 Sq.Ft. 0.334 AC.
62 14,525 Sq.Ft. 0.333 Ac.
63 14,528 Sq.Ft. 0.334 Ac.
64 14,571 Sq.Ft. 0.334 Ac.
65 14,628 Sq.Ft. 0.336 Ac.
66 15,169 Sq.Ft. 0.348 Ac.
67 15,245 Sq.Ft. 0.350 Ac.
68 17,374 Sq.Ft. 0.399 Ac.
69 15,069 Sq.Ft. 0.346 Ac.
70 36,346 Sq.Ft. 0.834 Ac.
71 14,520 Sq.Ft. 0.333 Ac.
72 14,508 Sq.Ft. 0.333 AC.
73 14,511 Sq.Ft. 0.333 Ac.

3959 Sq.Ft. LANDSCAPE ISLAND

FD. 2-1/4" BR. CAP STAMPED T. 16 N., R. 22 E. 1/4 S18 | S17 S19 | S20 1984 R.L.S. 1984

LINE DATA					
No.	BEARING	DIST.	No.	BEARING	DIST.
1	N 23° 50' 54" W	65.19'	31	N 10° 52' 19" E	27.79'
2	N 31° 34' 43" W	86.03'	32	N 28° 19' 28" E	41.78'
3	N 40° 33' 15" W	136.98'	33	N 47° 57' 51" E	40.08'
4	N 46° 54' 36" W	51.00'	34	N 78° 29' 12" E	48.98'
5	N 24° 10' 54" W	51.00'	35	N 42° 04' 52" E	11.89'
6	N 50° 12' 11" W	92.99'	36	N 23° 39' 17" W	40.00'
7	N 61° 51' 46" W	27.89'	37	N 17° 32' 02" E	34.23'
8	N 81° 35' 30" W	77.32'	38	N 43° 49' 34" E	34.16'
9	N 83° 27' 51" W	55.54'	39	N 35° 37' 27" E	58.55'
10	N 89° 25' 08" W	120.85'	40	N 26° 58' 56" W	30.24'
11	N 84° 45' 41" E	43.05'	41	N 7° 40' 22" E	24.75'
12	N 75° 07' 02" E	54.89'	42	N 36° 42' 02" E	38.68'
13	N 35° 00' 51" E	27.32'	43	N 47° 33' 33" E	81.60'
14	N 12° 12' 05" E	118.29'	44	N 38° 36' 10" E	52.27'
15	N 2° 04' 14" E	102.74'	45	N 63° 50' 00" E	45.09'
16	N 4° 35' 18" W	72.48'	46	N 79° 44' 20" E	39.28'
17	N 17° 44' 58" W	32.70'	47	N 17° 06' 32" E	33.03'
18	N 31° 54' 29" W	20.50'	48	N 23° 45' 00" W	15.20'
19	N 64° 41' 18" W	20.71'	49	N 51° 30' 00" W	6.09'
20	N 77° 57' 04" E	62.11'	50	N 17° 06' 32" E	27.26'
21	N 81° 52' 53" W	45.56'	51	N 33° 57' 54" E	25.17'
22	N 50° 45' 52" W	44.68'	52	N 17° 55' 56" E	10.37'
23	N 83° 33' 45" E	26.93'			
24	N 89° 45' 34" E	22.92'			
25	N 76° 05' 26" W	47.74'			
26	N 57° 55' 14" W	38.11'			
27	N 49° 30' 57" W	36.24'			
28	N 58° 04' 48" W	73.82'			
29	N 40° 02' 16" W	28.02'			
30	N 9° 00' 42" W	22.00'			

CURVE DATA											
No.	△	R	L	T	Ch.	No.	△	R	L	T	Ch.
1	89° 52' 12"	362.00'	442.07'	271.30'	403.84'	31	27° 45' 00"	150.00'	72.65'	37.05'	71.94'
2	89° 52' 12"	332.00'	405.98'	298.25'	443.74'	32	27° 45' 00"	175.00'	84.76'	43.23'	83.93'
3	89° 52' 12"	272.00'	398.16'	244.35'	363.55'	33	27° 45' 00"	200.00'	96.87'	49.40'	95.92'
4	38° 42' 12"	200.00'	135.10'	70.24'	132.55'	34	3° 09' 16"	257.50'	14.18'	7.09'	14.17'
5	38° 42' 12"	170.00'	114.84'	59.71'	112.66'	35	1° 20' 10"	307.50'	7.17'	3.59'	7.17'
6	38° 42' 12"	230.00'	155.37'	80.78'	152.43'	36	58° 14' 26"	307.50'	312.57'	171.29'	299.29'
7	7° 43' 31"	230.00'	31.01'	15.53'	30.99'	37	58° 14' 26"	282.50'	287.16'	157.37'	274.95'
8	23° 58' 54"	332.00'	138.96'	70.51'	137.95'	38	58° 14' 26"	257.50'	261.75'	143.44'	250.62'
9	30° 58' 41"	230.00'	124.35'	63.74'	122.84'	39	19° 42' 07"	307.50'	105.74'	53.40'	105.22'
10	98° 03' 40"	25.00'	42.79'	28.78'	37.75'	40	26° 02' 00"	257.50'	117.00'	59.53'	116.00'
11	59° 53' 18"	332.00'	347.02'	191.25'	331.44'	41	26° 56' 20"	257.50'	121.07'	61.68'	119.96'
12	81° 56' 20"	25.00'	35.75'	21.71'	32.78'	42	16° 35' 09"	307.50'	89.01'	44.82'	88.70'
13	21° 43' 59"	400.00'	151.73'	76.79'	150.82'	43	20° 37' 00"	307.50'	110.65'	55.93'	110.05'
14	21° 43' 49"	370.00'	140.33'	71.02'	139.49'	44	2° 06' 50"	257.50'	9.50'	4.75'	9.50'
15	21° 43' 59"	430.00'	163.10'	82.54'	162.13'	45	51° 19' 04"	50.00'	44.78'	24.02'	43.30'
16	11° 13' 20"	430.00'	84.22'	42.25'	84.09'	46	54° 45' 09"	70.00'	66.89'	36.25'	64.37'
17	10° 30' 39"	430.00'	78.88'	39.55'	78.77'	47	282° 37' 50"	70.00'	345.30'	——	——
18	8° 47' 51"	370.00'	56.81'	28.46'	56.76'	48	40° 55' 32"	70.00'	50.00'	26.12'	48.94'
19	12° 56' 08"	370.00'	83.53'	41.94'	83.36'	49	23° 15' 01"	70.00'	28.40'	14.40'	28.21'
20	3° 47' 55"	345.00'	22.87'	11.44'	22.87'	50	7° 45' 59"	315.00'	42.70'	21.38'	42.66'
21	13° 03' 27"	285.00'	64.95'	32.62'	64.81'						
22	82° 14' 01"	25.00'	35.88'	21.82'	32.88'						
23	14° 09' 08"	345.00'	85.22'	42.83'	85.00'						
24	39° 49' 13"	285.00'	198.07'	103.23'	194.11'						
25	56° 28' 47"	315.00'	310.51'	169.18'	298.09'						
26	75° 48' 40"	285.00'	377.10'	221.91'	350.19'						
27	75° 48' 40"	315.00'	416.79'	245.27'	387.05'						
28	58° 28' 47"	345.00'	340.09'	185.30'	326.48'						
29	42° 19' 39"	345.00'	254.87'	133.56'	249.11'						
30	22° 56' 00"	285.00'	114.07'	57.81'	113.31'						

PLANNED UNIT DEVELOPMENT
FINAL MAP

DAYTON VALLEY COUNTRY CLUB UNIT 2

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, AND THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 3 OF 3 SHEETS

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD, SUITE 101
DAYTON, NEVADA 89403
(702) 246-7300

DVCA0061

#138166 12/6/90 5 of 3 #2330 3/3

OWNERS' CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF NEVADA

S.S.

COUNTY OF LYON

ON THIS 15th DAY OF July, 1991 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL

NOTARY PUBLIC

SANDRA L WINCHELL
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Appt Expires Nov 4 1994

MY COMMISSION EXPIRES Nov. 4, 1994

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

HOWARD W. FRISKEY, EXECUTIVE VICE PRESIDENT
STEWART TITLE

7/23/91
DATE

HEALTH DIVISION:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR SEWAGE DISPOSAL.

7-24-91
DATE

NEVADA DIVISION OF WATER RESOURCES:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE

23 Jul 91
DATE

THIEL, WINCHELL & ASSOCIATES, INC.
34 Lakes Boulevard
Dayton, Nevada 89403
(702) 246-7300

CLERK/TREASURER'S CERTIFICATE:

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER

4-29-92
DATE

PLANNING COMMISSION APPROVAL:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Paul Edge
CHAIRMAN

THIS 1ST DAY OF MAY, 1992

BOARD OF COMMISSIONERS' CERTIFICATE:

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 7th DAY OF May, 1992, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

MARIAN PINKERTON, LYON COUNTY CLERK

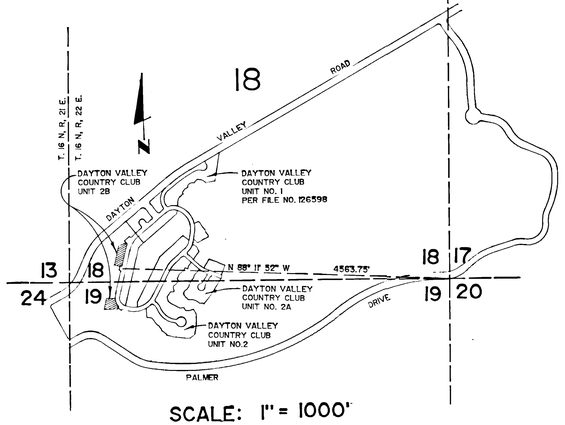
UTILITY COMPANIES' CERTIFICATE:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 7-16-91 DATE

SOUTHWEST GAS COMPANY — 7-17-91 DATE

BELL TELEPHONE COMPANY OF NEVADA — 7-16-91 DATE



SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE S.W. 1/4 OF SEC. 18, N.W. 1/4 OF SEC. 19, T. 16 N., R. 22 E., M.D.B. & M. AND WAS COMPLETED ON JULY 12, 1991
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED

DAVID D WINCHELL — PROFESSIONAL LAND SURVEYOR — No 3209

DAVID D. WINCHELL, P.L.S. 3209

7/15/91
DATE

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE S.W. 1/4 OF SEC. 18, & THE N.W. 1/4 OF SEC. 19, T.16 N., R.22 E., M.D.B.&M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

ENGINEER — CIVIL — No 7639 — NEVADA

LYON COUNTY ENGINEER

1/23/91
DATE

RECORDER'S CERTIFICATE:

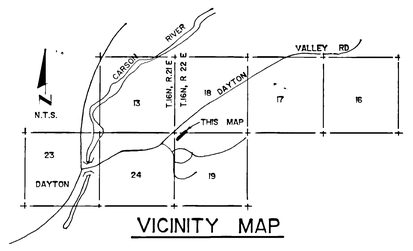
FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada), Inc.
ON THIS 7th DAY OF May, 1992, AT 50 MINUTES PAST 9 O'CLOCK, A. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE $26.50

Nancy M. Carr
COUNTY RECORDER

FILE No. 151220

BY: Mary C. Milligan
Chief Deputy



VICINITY MAP

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 2B

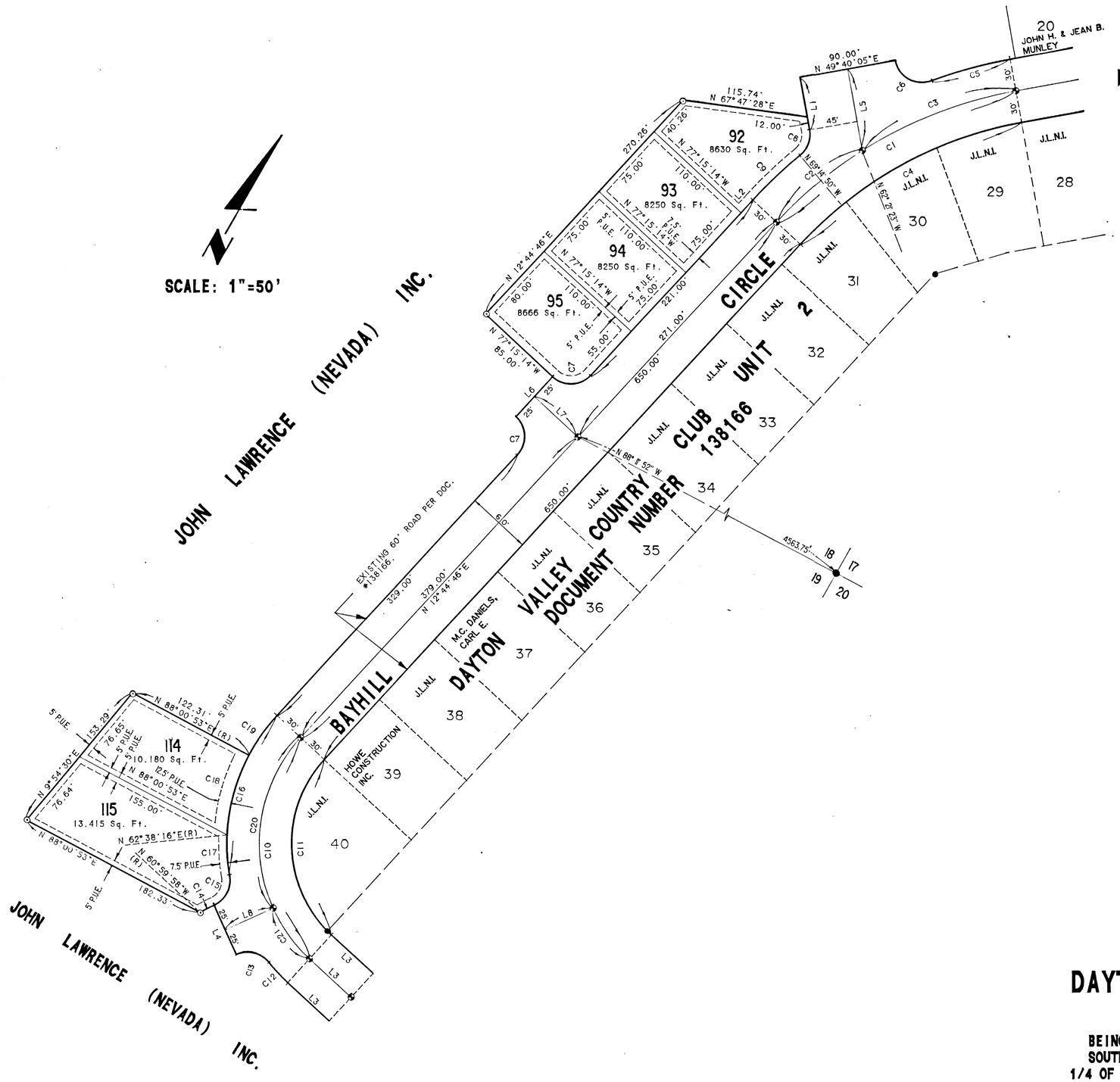
BEING A P.U.D. SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18; ALSO THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 1 OF 2 SHEETS

DVCA0062

#151220 1of2 5/7/92



DAYTON VALLEY COUNTRY CLUB
UNIT 1
DOCUMENT NUMBER 126598

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	36°55'19"	400.00'	257.76'	133.54'	253.33'
C 2	14°53'51"	400.00'	104.00'	52.30'	103.71'
C 3	22°01'28"	400.00'	153.76'	77.84'	152.81'
C 4	36°55'19"	370.00'	238.43'	123.52'	234.33'
C 5	10°07'36"	430.00'	76.00'	38.10'	75.90'
C 6	100°07'36"	25.00'	43.69'	29.86'	38.34'
C 7	90°00'00"	25.00'	39.27'	25.00'	35.36'
C 8	61°05'04"	25.00'	26.65'	14.75'	25.41'
C 9	08°00'24"	430.00'	60.09'	30.09'	60.04'
C 10	90°00'00"	145.00'	227.77'	145.00'	205.06'
C 11	90°00'00"	115.00'	180.64'	115.00'	162.63'
C 12	08°31'21"	175.00'	26.03'	13.04'	26.01'
C 13	75°31'21"	25.00'	32.95'	19.36'	30.62'
C 14	06°44'44"	125.00'	14.72'	7.37'	14.71'
C 15	75°31'21"	25.00'	32.95'	19.36'	30.62'
C 16	52°31'20"	175.00'	160.42'	86.34'	154.86'
C 17	12°24'50"	175.00'	37.92'	19.03'	37.84'
C 18	25°22'37"	175.00'	77.51'	39.40'	76.88'
C 19	14°43'53"	175.00'	44.99'	22.62'	44.87'
C 20	67°00'00"	145.00'	169.56'	95.97'	160.06'
C 21	23°00'00"	145.00'	58.21'	29.50'	57.82'

LINE	BEARING	DISTANCE
L 1	N 40°19'55"W	49.63'
L 2	N 12°44'46"E	16.00'
L 3	N 77°15'14"W	52.68'
L 4	N 54°15'14"W	50.00'
L 5	N 40°19'55"W	77.10'
L 6	N 12°44'46"E	50.00'
L 7	N 77°15'14"W	55.00'
L 8	N 35°44'46"E (R)	48.65'

NOTES:

P.U.E.____PUBLIC UTILITY AND DRAINAGE EASEMENT

●_____FOUND MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

●_____FD. 2" I.P. & TAG. P.L.S. 3209, PER MAP #138166.

⊙_____SET 5/8" REBAR & CAP, P.L.S. 3209.

A 5/8" REBAR & CAP, P.L.S. 3209. IS TO BE SET AT ALL PROPERTY CORNERS. INCLUDING THE BEGINNING AND ENDING OF ALL CURVES.
PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS.
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER N.R.S. 278-A.
TOTAL AREA BEING SUBDIVIDED = 1.318 ACRES

BASIS OF BEARINGS:

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

NOTE: J.L.N.I. - - - JOHN LAWRENCE (NEVADA) INC.

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 2B

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18; ALSO THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY **NEVADA**

THIEL, WINCHELL & ASSOCIATES, INC.
34 Lakes Boulevard, Suite 101
Dayton, Nevada 89403
(702) 246-7300

DVCA0063

#151220 2of2 5/7/92

#3325 2-2

OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

Kenneth D. Stokes Vice President

BY: KENNETH D. STOKES, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF NEVADA

S.S.

COUNTY OF LYON

ON THIS 18th DAY OF March, 1992 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL

Sandra L. Winchell

NOTARY PUBLIC

SANDRA L. WINCHELL
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Appt. Expires Nov 4, 1994

MY COMMISSION EXPIRES Nov. 4, 1994

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Howard W. Friskey 3/18/92

HOWARD W. FRISKEY, VICE PRESIDENT — DATE
STEWART TITLE

HEALTH DIVISION:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Debby Fontaine 4/15/92

DATE

NEVADA DIVISION OF WATER RESOURCES:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE

Kent Ricci 17 MAR 92

DATE

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD, SUITE 101
DAYTON, NEVADA 89403
(702) 246-7300

CLERK/TREASURER'S CERTIFICATE:

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Marian Pinkerton 5-13-93

MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Janet Bliss Hemmerle THIS 12th DAY OF May, 1993

BOARD OF COMMISSIONERS' CERTIFICATE:

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 20th DAY OF May, 1993, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA

Marian Pinkerton

MARIAN PINKERTON, LYON COUNTY CLERK

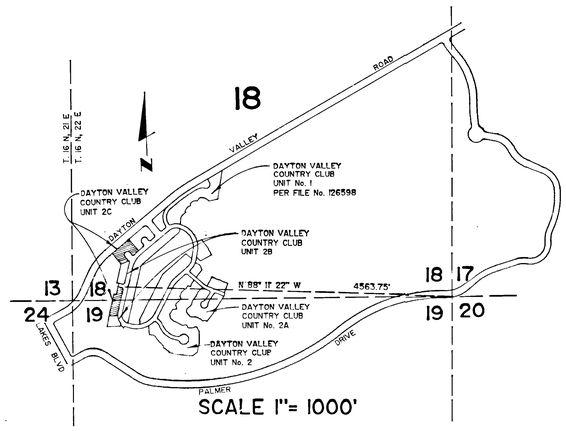
UTILITY COMPANIES' CERTIFICATE:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

C A — SIERRA PACIFIC POWER COMPANY — 3-17-92 DATE

C Wilson — SOUTHWEST GAS COMPANY — 3-16-92 DATE

K C Ott — BELL TELEPHONE COMPANY OF NEVADA — 3-18-92 DATE



SCALE 1"= 1000'

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE S.W. 1/4 OF SEC. 18, N.W. 1/4 OF SEC. 19 T.16N., R.22 E., M.D.B. & M. AND WILL BE COMPLETED BY SEPT. 15 1992
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

D. Winchell — 4/14/92

DAVID D. WINCHELL, P.L.S. 3209 — DATE

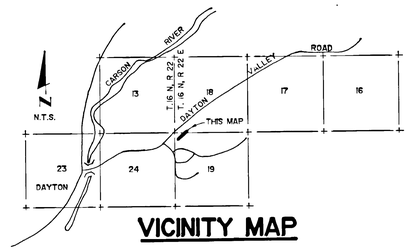
COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SW 1/4 of Sec 18 & NW 1/4 of Sec 19, T16 N R22 E AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER — 5-11-93 DATE

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada) Inc.
ON THIS 20th DAY OF May, 1993, AT 38
MINUTES PAST 9 O'CLOCK P. M., IN THE OFFICIAL RECORDS OF LYON COUNTY NEVADA.
FEE $27.75 — Nancy M. Carr, COUNTY RECORDER
FILE No. 161360 — BY: Mary C. Milligen, Deputy



VICINITY MAP

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 2C

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, ALSO THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

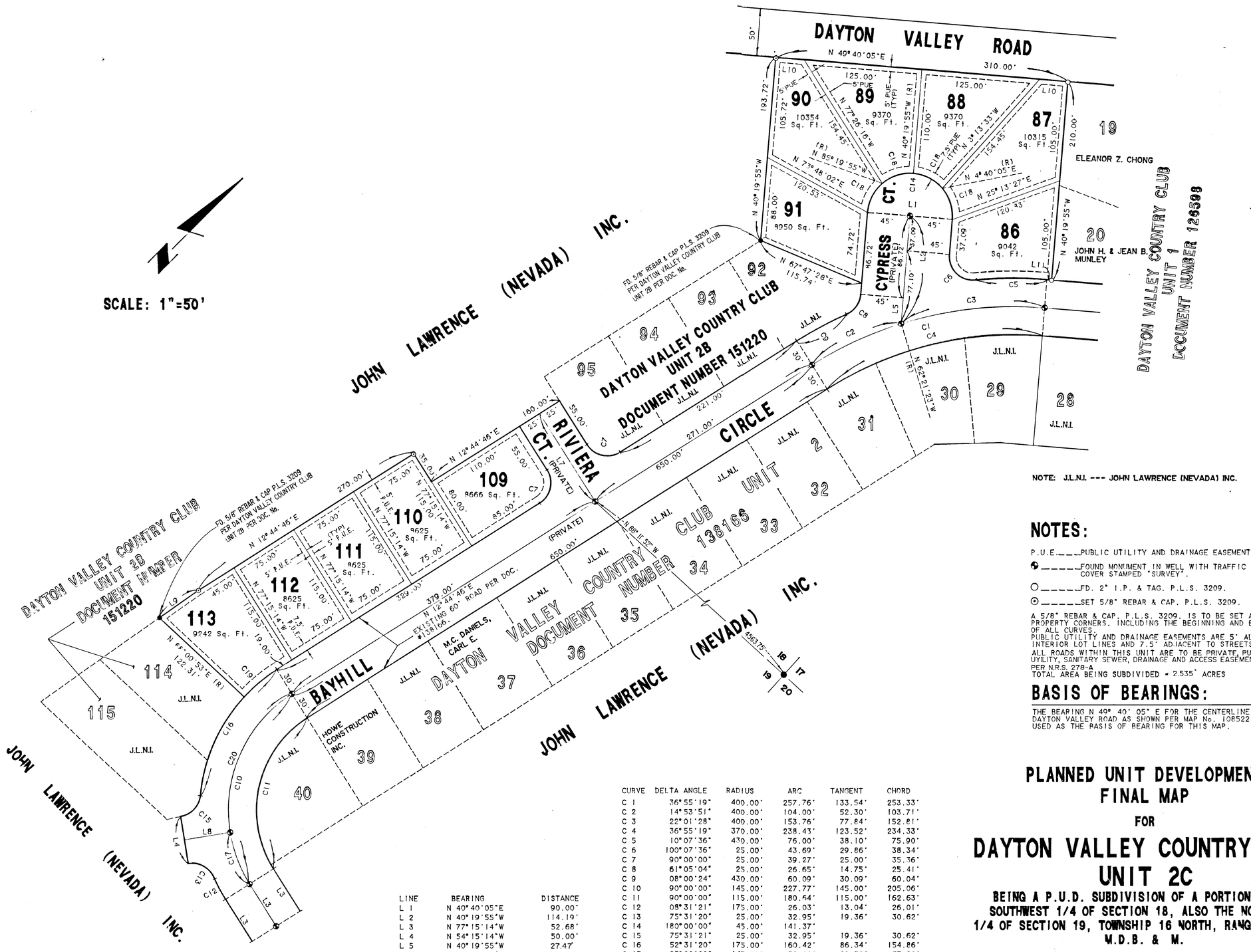
LYON COUNTY NEVADA

SHEET 1 OF 2 SHEETS

DVCA0064

#161360 1 of 2 5/24/93

#2500 1-2



NOTE: J.L.N.I. --- JOHN LAWRENCE (NEVADA) INC.

NOTES:

P.U.E.____PUBLIC UTILITY AND DRAINAGE EASEMENT

●_____FOUND MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

○_____FD. 2" I.P. & TAG. P.L.S. 3209.

⊙_____SET 5/8" REBAR & CAP. P.L.S. 3209.

A 5/8" REBAR & CAP. P.L.S. 3209. IS TO BE SET AT ALL PROPERTY CORNERS. INCLUDING THE BEGINNING AND ENDING OF ALL CURVES.
PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS.
ALL ROADS WITHIN THIS UNIT ARE TO BE PRIVATE, PUBLIC UYILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER N.R.S. 278-A.
TOTAL AREA BEING SUBDIVIDED = 2.535 ACRES

BASIS OF BEARINGS:

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

LINE	BEARING	DISTANCE
L 1	N 40° 40' 05" E	90.00'
L 2	N 40° 19' 55" W	114.19'
L 3	N 77° 15' 14" W	52.68'
L 4	N 54° 15' 14" W	50.00'
L 5	N 40° 19' 55" W	27.47'
L 6	N 12° 44' 46" E	50.00'
L 7	N 77° 15' 14" W	110.00
L 8	N 35° 44' 46" E (R)	48.65'
L 9	N 9° 54' 30" E	49.66'
L 10	N 49° 40' 05" E	30.00'
L 11	N 49° 40' 02" E	5.00'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	36° 55' 19"	400.00'	257.76'	133.54'	253.33'
C 2	14° 53' 51"	400.00'	104.00'	52.30'	103.71'
C 3	22° 01' 28"	400.00'	153.76'	77.84'	152.81'
C 4	36° 55' 19"	370.00'	238.43'	123.52'	234.33'
C 5	10° 07' 36"	430.00'	76.00'	38.10'	75.90'
C 6	100° 07' 36"	25.00'	43.69'	29.86'	38.34'
C 7	90° 00' 00"	25.00'	39.27'	25.00'	35.36'
C 8	61° 05' 04"	25.00'	26.65'	14.75'	25.41'
C 9	08° 00' 24"	430.00'	60.09'	30.09'	60.04'
C 10	90° 00' 00"	145.00'	227.77'	145.00'	205.06'
C 11	90° 00' 00"	115.00'	180.64'	115.00'	162.63'
C 12	08° 31' 21"	175.00'	26.03'	13.04'	26.01'
C 13	75° 31' 20"	25.00'	32.95'	19.36'	30.62'
C 14	180° 00' 00"	45.00'	141.37'		
C 15	75° 31' 21"	25.00'	32.95'	19.36'	30.62'
C 16	52° 31' 20"	175.00'	160.42'	86.34'	154.86'
C 17	23° 00' 00"	145.00'	58.21'	29.50'	57.82'
C 18	47° 00' 00"	45.00'	35.34'	18.64'	34.44'
C 19	14° 43' 53"	175.00'	44.99'	22.62'	44.87'
C 20	67° 00' 00"	145.00'	169.56'	95.97'	160.06'

THIEL, WINCHELL & ASSOCIATES, INC.
34 Lakes Boulevard
Dayton, Nevada 89403
(702) 246-7300

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 2C

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, ALSO THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 2 OF 2 SHEETS

DVCA0065

#16360 2992 5/20/93

#2500 2-2

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, PRESIDENT

NOTARY CERTIFICATE

STATE OF NEVADA
S.S.
COUNTY OF Lyon

ON THIS 13th DAY OF September, 1995 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC, AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC

LOIS JOHNSON
NOTARY PUBLIC - NEVADA
CARSON CITY
My Appt. Expires Dec. 17, 1995

MY COMMISSION EXPIRES 12/17/95

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

JERRY MILLER
STEWART TITLE — DATE 9-26-95

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVICED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

DATE Oct. 18, 1995

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

P.E. — DATE 9-20-95

SIERRA RESOURCE ENGINEERING, INC.
CIVIL ENGINEERS — LAND SURVEYORS
WATER RIGHTS — LAND USE PLANNING
P.O. BOX 21910, CARSON CITY, NEVADA 89721
(702) 884-0200
fax: (702) 884-0233

CLERK/TREASURER'S CERTIFICATE

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL, TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER — DATE 5-23-96

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

CHAIRMAN — THIS 23 DAY OF October, 1995

BOARD OF COMMISSIONERS' CERTIFICATE

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 6th DAY OF June, 1996, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

MARIAN PINKERTON, LYON COUNTY CLERK

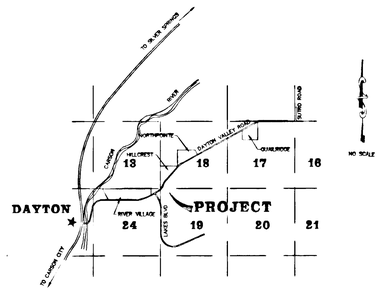
UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — DATE 9-20-95

SOUTHWEST GAS COMPANY — DATE 9/20/95

BELL TELEPHONE COMPANY OF NEVADA — DATE 9-18-95



VICINITY MAP

LYON COUNTY AND FIRE DISTRICT REVIEW

COMMUNITY DEVELOPMENT DIRECTOR 5/23/96

PUBLIC WORKS DIRECTOR

LYON COUNTY ASSESSOR Representative 5/23/96

LOCAL FIRE DISTRICT REPRESENTATIVE

ROAD SUPERINTENDENT

SURVEYOR'S CERTIFICATE

I, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SEC. 19, T. 16 N., R. 22 E., M.D.B. & M. AND
3. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 – 278.630 AND COMPLIES WITH ALL APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDED DATE OF THIS MAP AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

NEVADA No. 9859 — DATE 5-21-96

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE N.W. 1/4 OF OF SEC 19, T. 16 N., R. 22 E., M.D.B. & M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER — DATE 10-23-95

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nv.), Inc. ON THIS 6th DAY OF June, 1996, AT 19 MINUTES PAST 10 O'CLOCK, A. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE $40.60

Nancy E. M. Carr
COUNTY RECORDER

FILE No. 194108

BY: Mary C. Milligan
Chief Deputy

FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 2E
A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF PARCEL 2A OF DOCUMENT NO. 141060 OF LYON COUNTY OFFICIAL RECORDS; ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY **NEVADA**

SHEET 1 OF 2 SHEETS

DVCA0066

194108 1of2 6/6/96 @ 10:19A.M.

#3071 1of2

LEGEND

- ⊕ SET CENTERLINE MONUMENT PER LYON COUNTY STANDARDS
- ● SET 5/8" REBAR W/PLASTIC CAP MARKED P.L.S. 8659
- ○ FOUND 5/8" REBAR & CAP MARKED P.L.S. 3209 PER DOCUMENT NO. 151220
- ◐ FOUND 5/8" REBAR & CAP MARKED P.L.S. 3209 PER DOCUMENT NO. 141060
- ◇ FOUND CENTERLINE MONUMENT–1" BRASS CAP IN WELL

(R) RADIAL

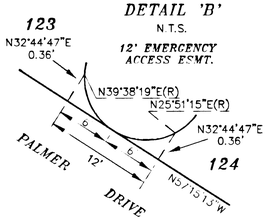
BASIS OF BEARINGS

THE BEARING N 20°45'14" W BETWEEN FOUND CENTERLINE MONUMENTS ON BAYHILL CIRCLE AS SHOWN ON THE FINAL MAP OF DAYTON VALLEY COUNTRY CLUB, UNIT 2, PER DOCUMENT NO. 138166 OF LYON COUNTY OFFICIAL RECORDS

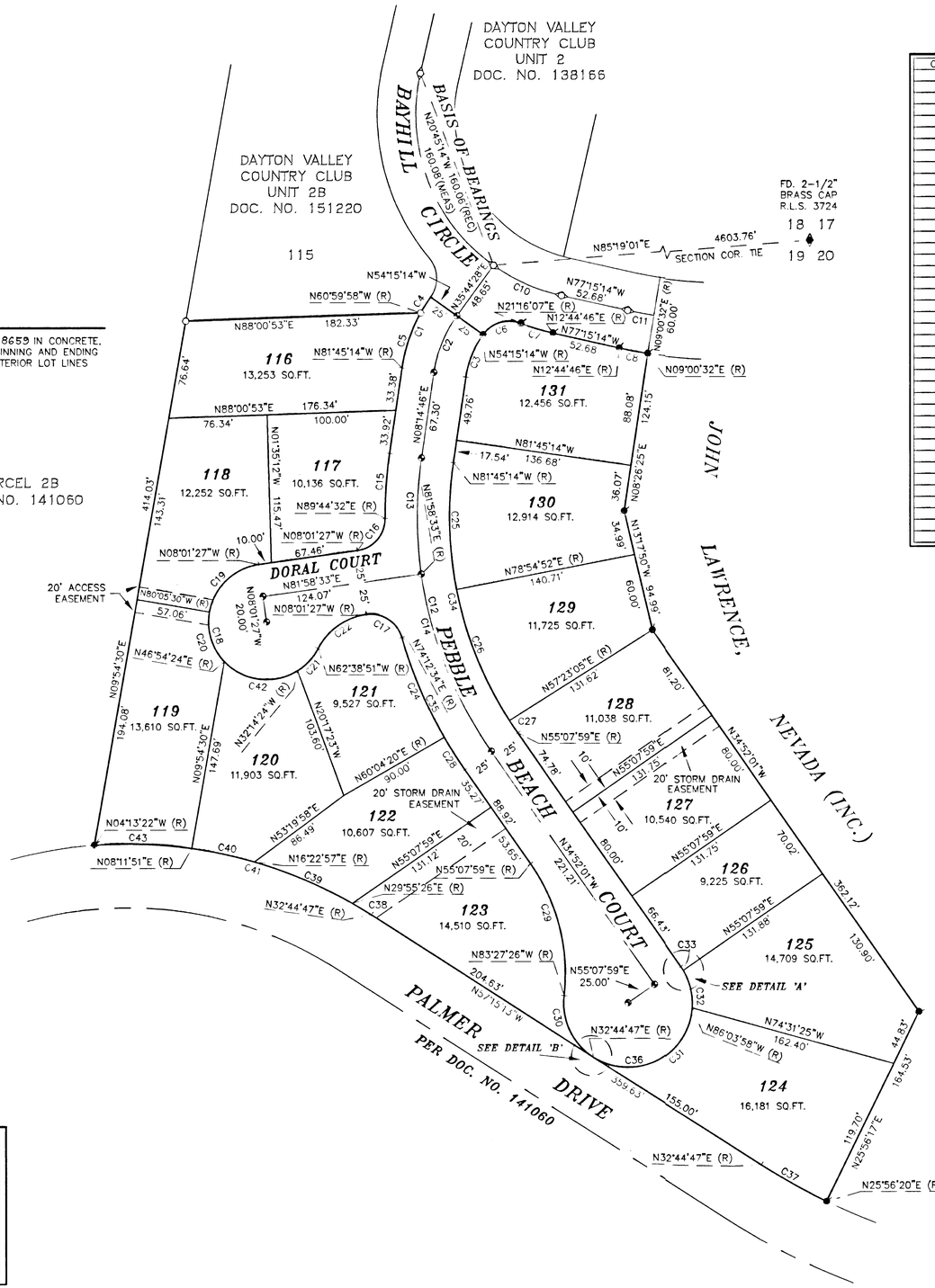
NOTES:

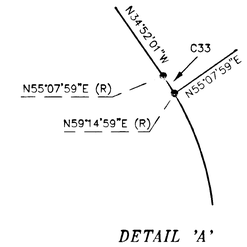
1) A 5/8" REBAR & CAP, P.L.S. 8659 OR NAIL W/TAG P.L.S. 8659 IN CONCRETE, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES. PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

PARCEL 2B
DOC. NO. 141060









CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	125.00'	60.00'	30.59'	59.42'	27°30'00"
C2	100.00'	48.00'	24.47'	47.54'	27°30'00"
C3	75.00'	36.00'	18.35'	35.65'	27°30'00"
C4	125.00'	14.72'	7.37'	14.71'	06°44'44"
C5	125.00'	45.28'	22.89'	45.03'	20°45'16"
C6	25.00'	32.95'	19.36'	30.62'	75°31'21"
C7	175.00'	26.03'	13.04'	26.01'	08°31'21"
C8	345.00'	22.50'	11.26'	22.50'	03°44'14"
C10	145.00'	58.21'	29.50'	57.82'	23°00'06"
C11	315.00'	20.55'	10.28'	20.54'	03°44'14"
C12	320.00'	240.79'	126.42'	235.15'	43°06'47"
C13	320.00'	90.87'	45.74'	90.56'	16°16'13"
C14	320.00'	149.92'	76.36'	148.55'	26°50'34"
C15	345.00'	51.20'	25.65'	51.16'	08°30'14"
C16	25.00'	35.88'	21.82'	32.88'	82°14'01"
C17	25.00'	35.88'	21.82'	32.88'	82°14'01"
C18	45.00'	184.27'	87.14'	79.97'	234°37'24"
C19	45.00'	56.60'	32.73'	52.94'	72°04'03"
C20	45.00'	41.65'	22.45'	40.18'	53°02'06"
C21	45.00'	23.88'	12.23'	23.60'	30°24'27"
C22	50.00'	47.67'	25.82'	45.88'	54°37'24"
C24	345.00'	85.13'	42.78'	84.91'	14°08'14"
C25	295.00'	99.53'	50.24'	99.06'	19°19'54"
C26	295.00'	110.85'	56.09'	110.20'	21°31'47"
C27	295.00'	11.59'	5.80'	11.59'	02°15'06"
C28	345.00'	29.74'	14.88'	29.73'	04°56'21"
C29	150.00'	108.41'	56.69'	106.07'	41°24'35"
C30	50.00'	55.67'	31.12'	52.84'	63°47'47"
C31	50.00'	103.68'	84.57'	86.08'	118°48'45"
C32	50.00'	30.27'	15.61'	29.81'	34°41'03"
C33	50.00'	3.59'	1.80'	3.59'	04°07'00"
C34	295.00'	221.98'	116.54'	216.78'	43°06'47"
C35	345.00'	114.87'	57.97'	114.34'	19°04'35"
C36	50.00'	193.22'	132.29'	93.54'	221°24'35"
C37	490.00'	58.22'	29.14'	58.19'	06°48'27"
C38	350.00'	17.24'	8.62'	17.24'	02°49'21"
C39	350.00'	82.72'	41.55'	82.53'	13°32'29"
C40	350.00'	50.00'	25.04'	49.96'	08°11'06"
C41	350.00'	225.83'	117.00'	221.93'	36°58'09"
C42	45.00'	62.14'	37.17'	57.32'	79°06'48"
C43	350.00'	75.87'	38.08'	75.72'	12°25'13"

SIERRA RESOURCE ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
LAND USE PLANNING
P.O. BOX 21910
CARSON CITY, NEVADA 89721
(702) 884-0200
fax: (702) 884-0233

FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 2E

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF PARCEL 2A OF DOCUMENT NO. 141060 OF LYON COUNTY OFFICIAL RECORDS; ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 2 OF 2 SHEETS

DVCA0067

#194108 2of2 6/6/96

#3071 2.2

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 2F

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Managing Member

Joe Wade
By: Joe Wade
Its: MANAGER, MEMBER AND OWNER

Patricia Snyder
By: Patricia SNYDER
Its: MANAGER, MEMBER AND OWNER

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member
BY: LAKEMONT HOMES NEVADA, INC. A NEVADA CORPORATION
ITS: MANAGING MEMBER

Greg Feitzmeier
BY: GREG FEITZMEIER
ITS: DIVISION PRESIDENT

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-15-03
BY JOE WADE AND PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Faith Riccitelli
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 2-20-06)

FAITH RICCITELLI
Notary Public, State of Nevada
Appointment Recorded in Washoe County
My Appointment Expires: 2-20-06

STATE OF Nevad
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-15-03
BY GREG FEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

BARBARA A. HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires March 15, 2004

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Wayne G. Bergevin
BY: WAYNE G. BERGEVIN
10/22/03
DATE

HEALTH DIVISION

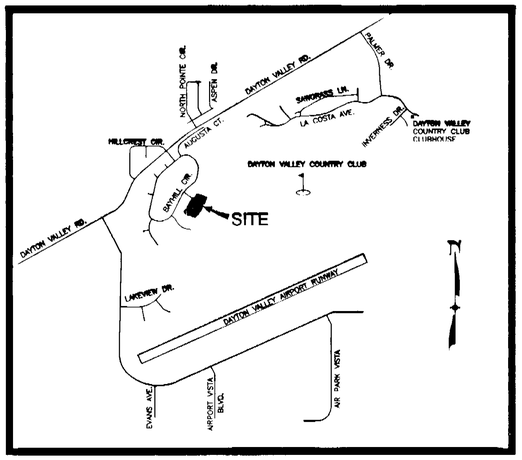
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Drew
BY: RICHARD P. DREW
10/14/03
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason K. P.E.
BY: JASON KING
9-15-03
DATE



VICINITY MAP
NOT TO SCALE

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER
10-7-03
DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

BY:
10-14-03
DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 6TH DAY OF NOVEMBER 20 03, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan
NIKKI BRYAN, LYON COUNTY CLERK
11-6-03
DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 8-28-03 DATE

SOUTHWEST GAS COMPANY LARRY GREEN — 8/22/03 DATE

Mike Kimbrell
NEVADA BELL — 8/22/03 DATE

DAYTON UTILITIES — DATE

Jim Darby
AT&T CABLEVISION — 9-3-03 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF SECTION 18 AND THE NW 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 9-25-03

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 9-25-04 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

NEVADA — DON M. McHARG — No. 4787 — Exp 12-31-03

9-25-03

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE EAST HALF OF SECTION 18, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER — 10/28/03 DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

PUBLIC WORKS DIRECTOR — 10/28/03

LYON COUNTY UTILITIES MANAGER — 10/28/03

Nick Malancik
COMMUNITY DEVELOPMENT DIRECTOR — 11/5/03

ROADS SUPERINTENDENT — 10/28/03

LYON COUNTY ASSESSOR Representative — 10-13-03

LOCAL FIRE DISTRICT REPRESENTATIVE — 8/28/03

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Inv. ON THIS 13 DAY OF November 2003 AT 07 MINUTES PAST 9 O'CLOCK, A. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $ 64.00

FILE NO. 308216

Mary C. Milligan
LYON COUNTY RECORDER

Dawna L. Ware
BY: Deputy

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 2F
A DIVISION OF A PORTION OF
PARCEL 1 OF PARCEL MAP FILE No. 232542
SW 1/4 OF SEC 18 AND NW 1/4 SEC 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

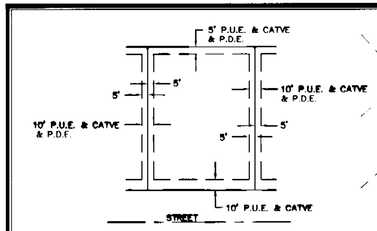
N:\DWGS\WADE\dayton\DVCC2F\2F_PLAT.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, SUITE 1 RENO, NEVADA 89523
PHONE (775) 747-8550 FAX (775) 747-8556

SHEET 1 OF 2

9:21 AM • 21-AUG-2003

#308216 1of2 11/13/03



TYPICAL LOT EASEMENTS

(NOT TO SCALE)

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	12°17'11"	250.00	53.61	53.51
C2	00°07'59"	275.00	0.64	0.64
C3	04°23'26"	300.00	22.99	22.98
C4	86°43'08"	20.00	30.27	27.46
C5	02°12'37"	275.00	10.61	10.61
C6	00°33'48"	275.00	2.70	2.70
C7	48°36'18"	20.00	16.27	15.82
C8	04°36'05"	45.50	3.65	3.65
C9	02°28'29"	325.00	14.04	14.04
C10	89°58'48"	20.00	31.41	28.28
C11	10°35'02"	325.00	60.04	59.95
C12	06°29'20"	325.00	36.81	36.79
C13	04°05'42"	325.00	23.23	23.22

LINE	BEARING	DISTANCE
L1	N 67°57'12" W	15.69
L2	N 67°57'12" W	36.24
L3	S 33°03'35" W	22.24
L4	S 33°32'45" W	28.56
L5	S 22°30'52" W	30.68
L6	S 17°48'26" W	29.52
L7	S 11°38'38" E	25.72
L8	S 84°20'59" E	23.13
L9	S 75°55'45" E	30.75
L10	S 55°26'08" E	43.09
L11	S 84°01'00" E	19.77
L12	S 88°22'42" E	24.64
L13	S 55°53'56" E	20.20
L14	S 17°22'18" E	20.27
L15	S 75°51'39" E	26.59
L16	N 40°25'18" E	2.68
L17	S 40°34'48" W	50.00

PARCEL 3 REMAINDER
PARCEL MAP 232542

S 49°23'53" E 169.49

ST. ANDREWS DRIVE (PER SUB. 138166)

80' PRIVATE EASEMENT PER PM 232542

N 49°57'12" W 15.21

DAYTON VALLEY COUNTY CLUB UNIT 2 PER SUB. FILE No. 138166

BAYHILL CIRCLE (PER SUB. 138166)

N 67°57'12" W 110.00

N 68°40'14" W 75.15

N 89°26'09" W 44.30

3103.10 N 86°42'45" W

18 17 19 20

FOUND 2.5" BRASS DISK PER SUB. 137734

12 [12029 SF]

11 [12019 SF]

10 [12045 SF]

9 [12379 SF]

8 [12704 SF]

7 [12856 SF]

6 [15350 SF]

5 [16055 SF]

4 [21223 SF]

3 [14836 SF]

2 [13199 SF]

1 [13614 SF]

ST. ANDREWS DRIVE (PRIVATE)

S 75°51'39" E 148.57

S 75°51'39" E 121.99

S 75°51'39" E 77.00

KINGSBARN COURT (PRIVATE)

REMAINDER PARCEL 1
PARCEL MAP 232542
[18.16 ACRES]

NGS STATION "D 200 RESET 1976" N14777776.313 E2351449.921

BASIS OF BEARINGS N 06°58'21"E 23,526.65

NGS STATION "DAYTON" N1475896.4.297 E2337288.262

N 86°21'00" E 12,318.59

S 40°37.85" E 1,139.74

S 14°09'35" W 138.22

N 14°09'35" E 191.75

S 14°09'35" W 57.28

S 73°37'48" E (R) 169.17

S 30°00'30" E (R) 116.85

N 73°53'39" W (R) 133.35

S 56°47'45" E (R) 139.75

N 73°01'36" W (R) 133.24

S 55°26'08" E (R) 43.09

S 55°53'56" E (R) 20.20

S 17°22'18" E (R) 20.27

S 75°51'39" E (R) 26.59

N 40°25'18" E (R) 2.68

S 40°34'48" W (R) 50.00

N 44°25'42" E 84.51

S 31°17'05" W 102.67

S 49°34'42" E 145.07

S 36°25'22" W 174.92

S 54°34'38" E 117.92

S 31°17'05" W 111.75

N 44°25'42" E 23.51

S 36°25'22" W 4.49

S 54°34'38" E 4.49

S 30°00'30" E 4.49

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 2G

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC: a Nevada limited liability company
Its: Managing Member

By: Joe Wade
Its: Manager, Member and Owner

By: Patricia Snyder
Its: Manager, Member and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Lakemont Homes Nevada, Inc., a Nevada Corporation
Its: Managing Member

By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01-09-04
BY JOE WADE AND PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 02-2004)

FAITH RICCIUTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
My Appointment Expires Feb. 2, 2004

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 10, 2003
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC,
MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES JULY 04)

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Wayne G. Bergevin — 12-12-03
BY: WAYNE G. BERGEVIN, CHIEF TITLE OFFICER — DATE

HEALTH DIVISION

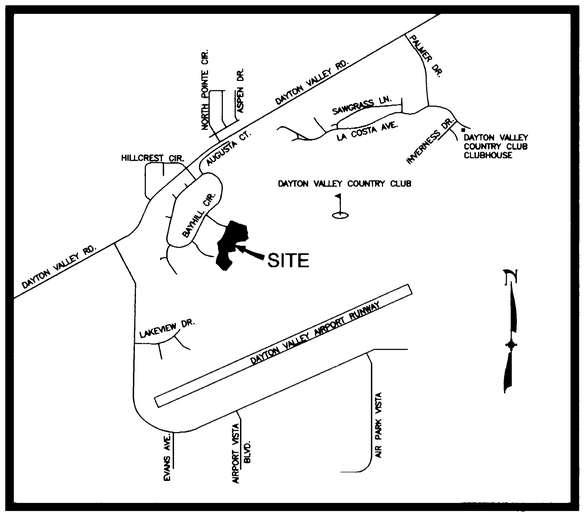
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Ames — 3/23/04
BY: DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King P.E. — 1-30-04
BY: JASON KING — DATE



VICINITY MAP
NOT TO SCALE

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan by Kim M. Smith, deputy — 4-9-04
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

C.E. Davies — 4-13-04
BY: C.E. DAVIES — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 15TH DAY OF APRIL, 20 04, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan by Kim M. Smith, deputy — 4-20-04
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY MICHAEL PRICE — 12-8-03 DATE

SOUTHWEST GAS COMPANY LARRY GIBSON — 12/8/03 DATE

NEVADA BELL TELEPHONE COMPANY D/B/A SBC NEVADA — DATE

DAYTON UTILITIES — 3/4/04 DATE

AT&T CABLEVISION — 12-8-03 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF SECTION 18 AND THE NW 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 3-24-04.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 3-24-05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — DON M. McHARG — EXPIRES 12/31/05 — No. 4787

3-26-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE EAST HALF OF SECTION 18, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER C. SWANSON — 3/4/04 DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

PUBLIC WORKS DIRECTOR — 3/4/04

LYON COUNTY UTILITIES MANAGER — 3/4/04

COMMUNITY DEVELOPMENT DIRECTOR — 4/9/04

ROADS SUPERINTENDENT — 3-4-2004

LYON COUNTY ASSESSOR

LOCAL FIRE DISTRICT REPRESENTATIVE — 12/8/03

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors ON THIS 20TH DAY OF April, 2004, AT 49 MINUTES PAST 1 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $64.00

Mary C. Milligan
LYON COUNTY RECORDER

FILE NO. 318692

Margie F. Kassebaum
BY: Deputy

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 2G
A DIVISION OF A PORTION OF
PARCEL 1 OF PARCEL MAP FILE No. 232542
SW 1/4 OF SEC 18 AND NW 1/4 SEC 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\dvcc2G\SURVEY\2G_PLAT.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

11:43 AM • 19-NOV-2003

DVCA0070

#318692 1082 4/20/04

REMAINDER PARCEL 1
PARCEL MAP 232542
[8.89 ACRES]

FOUND 2.5" BRASS DISK PER SUB. 137734

TEMPORARY TURN-AROUND EASEMENT

5' P.U.E. & CATVE & P.D.E.
10' P.U.E. & CATVE & P.D.E.
10' P.U.E. & CATVE & P.D.E.
10' P.U.E. & CATVE
STREET

TYPICAL LOT EASEMENTS
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S 67°57'12" E	15.69
L2	S 65°10'56" W	38.45
L3	N 23°03'43" W	59.91
L4	N 06°00'57" W	45.04
L5	N 03°45'57" E	51.44
L6	N 27°28'46" W	20.17
L7	N 24°02'15" W	23.49
L8	N 07°15'42" W	27.14
L9	N 17°22'18" W	20.27
L10	N 46°07'37" W	18.99
L11	N 67°02'57" E	25.17
L12	N 67°02'57" E	12.59
L13	N 66°36'13" E	25.00
L14	N 17°59'01" E	27.02
L15	N 51°04'56" E	27.04
L16	N 73°12'20" E	60.47
L17	S 27°06'56" E	31.21
L18	S 61°53'34" E	57.48

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	05°29'25"	343.34	32.90	32.89
C2	05°08'34"	784.34	70.40	70.38
C3	38°01'15"	50.00	33.18	32.57
C5	23°29'32"	275.00	112.75	111.97
C7	02°51'12"	343.34	17.10	17.10
C8	82°30'19"	20.00	28.80	26.38
C9	00°03'52"	784.34	0.88	0.88
C10	05°12'26"	784.34	71.28	71.26
C11	45°54'38"	50.00	40.06	39.00
C12	45°11'47"	50.00	39.44	38.43
C13	67°17'03"	20.00	23.49	22.16
C14	11°07'36"	300.00	58.26	58.17
C15	06°40'52"	300.00	34.98	34.96
C16	04°26'44"	300.00	23.28	23.27
C17	05°13'28"	809.34	73.80	73.77
C18	05°13'28"	834.34	76.08	76.05
C19	00°49'16"	834.34	11.96	11.96
C20	12°11'04"	525.00	111.65	111.43
C21	05°27'42"	325.00	30.98	30.97
C22	20°57'37"	275.00	100.60	100.04
C23	04°01'17"	275.00	19.30	19.30
C24	08°30'10"	325.00	48.23	48.19
C25	04°05'42"	325.00	23.23	23.22
C26	06°31'14"	375.00	42.68	42.65
C27	06°05'17"	275.00	29.22	29.21
C28	03°48'53"	256.66	16.94	16.94

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

7. RIGHT TO FARM NOTE: THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE No. 439 BILL No. 98-05. SEE ORDINANCE FOR PARTICULARS.

8. THE PRIVATE DRAINAGE EASEMENTS (P.D.E.), AS SHOWN ON THE TYPICAL LOT EASEMENTS, ARE FOR THE BENEFIT OF ADJACENT LOT OWNERS.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

TOTAL NUMBER LOTS = 23
TOTAL AREA = 9.27± ACRES
TOTAL LOT AREA = 7.72± ACRES
TOTAL PRIVATE R/W AREA = 67,466± SQUARE FEET
TOTAL REMAINDER PARCEL AREA = 8.89± ACRES

LEGEND

- 18-17 / 19-20 SECTION CORNER AS NOTED
- OR ● 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
- ◉ STREET MONUMENT TO BE SET
- ■ 5/8" REBAR PLS 4787 PER DVCC UNIT 6A OFFICIAL PLAT
- ▲ STREET MONUMENT PER DVCC UNIT 2 OFFICIAL PLAT
- ○ —+— COMPUTED POINT, NOTHING SET
- (R) RADIAL LINE
- [7777] APPROXIMATE LOT AREA IN SQ. FT.
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- DVCC DAYTON VALLEY COUNTRY CLUB

PARCEL 3 REMAINDER
PARCEL MAP 232542

PARCEL 3 REMAINDER
PARCEL MAP 232542

PARCEL 3 REMAINDER
PARCEL MAP 232542

ST. ANDREWS DRIVE (PRIVATE)

CARNOUSTIE COURT
PRIVATE

KINGSBARN COURT
(PRIVATE)

ST. ANDREWS DRIVE
(PER SUB. 138166)

50' PRIVATE EASEMENT PER PM 232542

LOT 10 SUB. 308216
LOT 11 SUB. 308216
LOT 12 SUB. 308216
LOT 9 SUB. 308216
LOT 8 SUB. 308216
LOT 7 SUB. 308216
LOT 6 SUB. 308216
LOT 5 SUB. 308216
LOT 4 SUB. 308216
LOT 3 SUB. 308216
LOT 2 SUB. 308216
LOT 1 SUB. 308216

NGS STATION
"D 200 RESET 1976"
N14777776.313
E2351449.921

NGS STATION
"DAYTON"
N14758964.297
E2337288.262

1"=50'
0 50 100 150 200 250

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 2G

A DIVISION OF A PORTION OF
PARCEL 1 OF PARCEL MAP FILE No. 232542
SW 1/4 OF SEC 18 AND NW 1/4 SEC 19, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\dvcc2G\SURVEY\2G_PB.DGN • 08-DEC-2003

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8556

SHEET 2 OF 2

DVCA0071

#318692 2 of 2 4/20/04

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB UNIT 2H

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Managing Manager

Joe Wade
By: Joe Wade
Its: Manager, Member, and Owner

Patricia M. Snyder
By: Patricia M. Snyder
Its: Manager, Member, and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/28/05
BY JOE WADE AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC,
MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/28/05
BY PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC,
MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HUNSAKER
Notary Public State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/28/05
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC,
MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HUNSAKER
Notary Public State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

STEWART TITLE

Wayne G. Bergevin — 03-24-05
BY: WAYNE G. BERGEVIN, CTO — DATE

HEALTH DIVISION

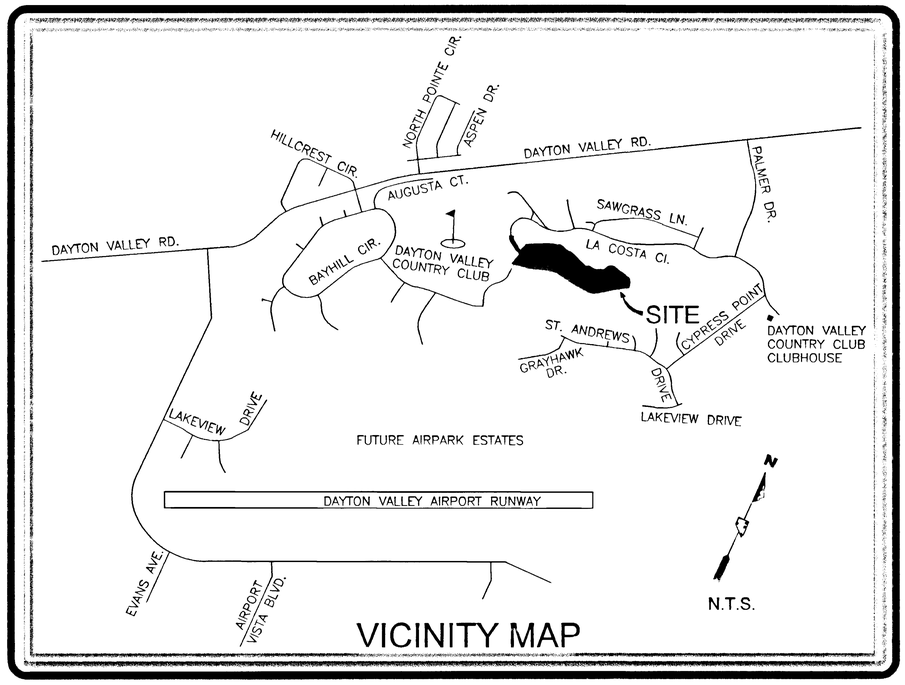
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Drew — 3/15/05
BY: RICHARD P DREW — DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Robert H. Zeisloft, P.E. — 2/11/2005
BY: — DATE



CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan — 5-5-05
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

BY: CHUCK ROBERTS, CHAIRMAN — 4-26-05 DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 5th DAY OF May, 20 05, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan — 5-5-05
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 3-25-05 DATE

Ron Castle — 3-24-05
SOUTHWEST GAS COMPANY — DATE

Micki L. Kimball — 3/23/05
NEVADA BELL TELEPHONE COMPANY, DBA SCB NEVADA — DATE

Jim Dalgyn — 3-24-05
AT&T CABLEVISION — DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 10-26-04.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

Don M. McHarg
DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — DON M. McHARG — EXPIRES 12/31/05 — No. 4787

10-26-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE SOUTH HALF OF SECTION 18, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER — 4/15/05 DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

Mike Workman 4/4/05
LYON COUNTY UTILITIES MANAGER

4-15-2005
ROADS MANAGER

4/4/05
~~COMMUNITY DEVELOPMENT DIRECTOR~~
PLANNING DIRECTOR, STEVEN HASSON

11/18/04
LOCAL FIRE DISTRICT REPRESENTATIVE

Linda Mortensen 5/5/2005
LYON COUNTY ASSESSOR

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors ON THIS 5th DAY OF May, 2005 AT 41 MINUTES PAST 3 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $74.00

Mary C. Milligan
LYON COUNTY RECORDER

FILE NO. 350061

Kathy A. Ross
BY: Chief Deputy

8:18 AM • 26-OCT-2004

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 2H

A DIVISION OF PARCEL 1A-4 OF PM 182901
SOUTH 1/2 OF SECTION 18, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\DVCC2H\DVCC2H_plat.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE RENO, NV 89523
PHONE (775) 747-8550 FAX (775) 747-8559

SHEET 1 OF 3

350061 1 of 3 5/5/05

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	11°05'25"	245.00	47.42	47.35
C2	04°48'41"	305.00	25.61	25.61
C3	04°57'08"	370.00	31.98	31.97
C4	40°55'11"	20.00	14.28	13.98
C7	01°47'48"	530.00	16.62	16.62
C8	40°14'20"	20.00	14.05	13.76
C9	36°16'05"	45.50	28.80	28.32
C10	34°45'22"	45.50	27.60	27.18
C11	19°21'44"	20.00	6.76	6.73
C12	21°33'27"	20.00	7.52	7.48
C13	04°25'55"	430.00	33.26	33.25
C14	46°46'11"	20.00	16.33	15.88
C15	51°56'37"	20.00	18.13	17.52
C17	05°08'40"	175.00	15.71	15.71
C18	01°01'25"	200.00	3.57	3.57
C19	40°27'42"	53.00	37.43	36.66
C20	53°47'15"	20.00	18.78	18.09
C21	48°58'20"	20.00	17.09	16.58
C22	44°08'15"	20.00	15.41	15.03
C23	88°16'31"	49.67	76.53	69.18
C24	23°18'16"	49.67	20.20	20.06

LINE	BEARING	DISTANCE
L1	N 35°23'57" E	29.68
L2	N 27°33'17" E	33.49
L3	N 36°58'22" E	32.04
L4	N 63°49'45" E	40.93
L5	N 28°35'09" E	18.56
L6	S 75°08'14" E	31.63
L7	N 41°39'27" W	30.00
L8	S 88°09'22" E	341.24

LOT 41 DVCC UNIT 3-C SUB. 303551

LOT 42 DVCC UNIT 3-C SUB. 303551

LOT 26 DVCC UNIT 3-C SUB. 303551

LOT 25 DVCC UNIT 3-C SUB. 303551

LOT 24 DVCC UNIT 3-C SUB. 303551

LOT 23 DVCC UNIT 3-C SUB. 303551

LOT 22 DVCC UNIT 3-C SUB. 303551

LOT 21 DVCC UNIT 3-C SUB. 303551

LOT 20 DVCC UNIT 3-C SUB. 303551

LOT 19 DVCC UNIT 3-C SUB. 303551

LA COSTA CIRCLE (PRIVATE PER SUB. 303551)

LA COSTA AVENUE (PRIVATE PER SUB. 303551)

1"=40'

PARCEL 3 REMAINDER PARCEL MAP 232542

REFERENCE SHEET 3

N 77°14'08" E 62.34

S82°49'29"E 58.17

N 86°11'04" E 33.26

N74°56'22"E 52.08

S87°00'42"E 78.58

N55°36'11"E 55.69

N60°51'12"E 67.81

N56°41'08"E 73.22

N 51°08'13" E 187.92

N 49°32'09" E 190.76

10' S.D.E. & D.E.

5'

5'

S 24°18'18" E (R) 209.45

S 13°21'44" E (R) 196.92

188.30 S 02°35'17" E (R)

190.72 S 01°50'38" W

194.44

69 [17347 SF]

70 [18311 SF]

71 [21105 SF]

72 [19193 SF]

73 [16626 SF]

74 [16108 SF]

75 [15424 SF]

76 [14634 SF]

77 [13273 SF]

78 [11894 SF]

S 33°11'40" E 200.18

S 33°11'40" E 198.79

S 33°11'40" E 189.92

S 33°11'40" E 181.61

S 33°11'40" E 171.02

S 33°11'40" E 160.82

L=82.12 Δ=10°55'33" L=262.96 R=430.00 Δ=35°02'18"

L=80.86 Δ=10°46'27"

C13 49.98

L=66.72 Δ=08°53'22"

Δ=35°02'18" L=244.61 R=400.00

L=226.27 R=370.00 Δ=35°02'18"

L=84.82 Δ=13°08'04"

L=109.47 Δ=16°57'06"

S 88°09'22" E 122.1 85.00

STONEHAVEN COURT (PRIVATE)

N 56°48'20" E 445.76

N 56°48'20" E 441.49

N 56°48'20" E 498.35

83.00

85.00

80.00

30.00

18.29

60.21

C5

43 [15871 SF]

44 [16062 SF]

42 [16119 SF]

41 [17066 SF]

40 [17224 SF]

39 [17018 SF]

38 [16800 SF]

37 [18266 SF]

36 [21484 SF]

N 28°14'52" W (R) 203.81

N 33°11'40" W 203.75

N 33°11'40" W 201.49

N 33°11'40" W 198.82

N 33°11'40" W 196.36

N 33°11'40" W 190.63

S 11°17'26" E (R) 194.72

N 01°50'38" E 194.44

S 01°50'38" W 190.72

58.00 S 84°29'40" W 129.50

71.50

50.35 S 60°39'26" W 68.47

17.92

56.52

75.19 S 58°18'05" W 131.71

9.84

85.04 S 58°31'57" W 219.62

39.70

57.73 S 71°23'25" W 65.90

8.17

184.55 S 69°38'48" W 261.29

20.67

28.39

C17

C18

27.68

PARCEL B COMMON AREA [4245 SF]

N 02°54'40" E 215.68

N 04°54'55" E 144.10

N 04°54'55" E 201.58

N 04°54'55" E 131.88

25.00 25.00

C19 C15 C16 C21 C20 C22

L=49.87 R=56.17 Δ=50°52'10"

30.73

95.55

L=38.25 Δ=44°20'56" R=49.00

S07°20'55"W (R)

L=96.65 R=305.00 Δ=18°09'24"

N 70°30'04" W 140.11

PARCEL A COMMON AREA [20205 SF]

70' CART PATH EASEMENT PER DOC. No. 139969

TEMPORARY TURNAROUND & SLOPE EASEMENT PER DOCUMENT NO. 287815

TEMPORARY TURNAROUND & SLOPE EASEMENT PER DOC. NO. 287815

L=130.69 R=214.29 Δ=34°56'35"

L=84.13 R=154.29 Δ=31°14'47"

N 70°30'04" W 140.11

C1

N03°20'46"E 70.47

S08°24'31"W (R)

N55°13'03"W (R) 46.02

L=63.64 Δ=88°47'35" Δ=150°36'12" C14 20.26

S54°27'11"W (R)

N54°25'00"E 60.00

S54°26'34"W (R)

PARCEL 3 REMAINDER PARCEL MAP 232542

PARCEL 3 REMAINDER PARCEL MAP 232542

STONEHAVEN COURT
PRIVATE ACCESS EASEMENT PER DOCUMENT No. _____

LEGEND

18 17 / 19 20	SECTION CORNER AS NOTED
OR ●	5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
◉	STREET MONUMENT TO BE SET
■	FOUND 5/8" REBAR PLS 4737 PER PARCEL MAP No. 182901
▲	5/8" REBAR PLS 4787 TO BE SET PER SUBDIVISION TRACT MAP 303551
—+—	COMPUTED POINT, NOTHING SET
(R)	RADIAL LINE
[7777]	APPROXIMATE LOT AREA IN SQ. FT.
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CATVE	CABLE TELEVISION EASEMENT
S.D.E.	STORM DRAIN EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
DVCC	DAYTON VALLEY COUNTRY CLUB
W.L.E.	WATER LINE EASEMENT

1"=40'
0 40 80 120 160 200

TOTAL NUMBER LOTS = 43
TOTAL NUMBER PARCELS = 2
TOTAL AREA = 19.44± ACRES
TOTAL LOT AREA = 15.98± ACRES
TOTAL R/W AREA = 2.90± ACRES
TOTAL PARCEL AREA = 24,450± SQUARE FEET

5' P.U.E. & CATVE & P.D.E.
10' P.U.E. & CATVE & P.D.E.
10' P.U.E. & CATVE & P.D.E.
10' P.U.E. & CATVE
STREET

TYPICAL LOT EASEMENTS
(NOT TO SCALE)

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 2H
A DIVISION OF PARCEL 1A-4 OF PM 182901
SOUTH 1/2 OF SECTION 18, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA
N: \DWGS\WADE\dayton\DVCC2H\DVCC2H_plot.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 3

8:20 AM • 28-OCT-2004

DVCA0073

350061 2 of 3 5/5/05

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

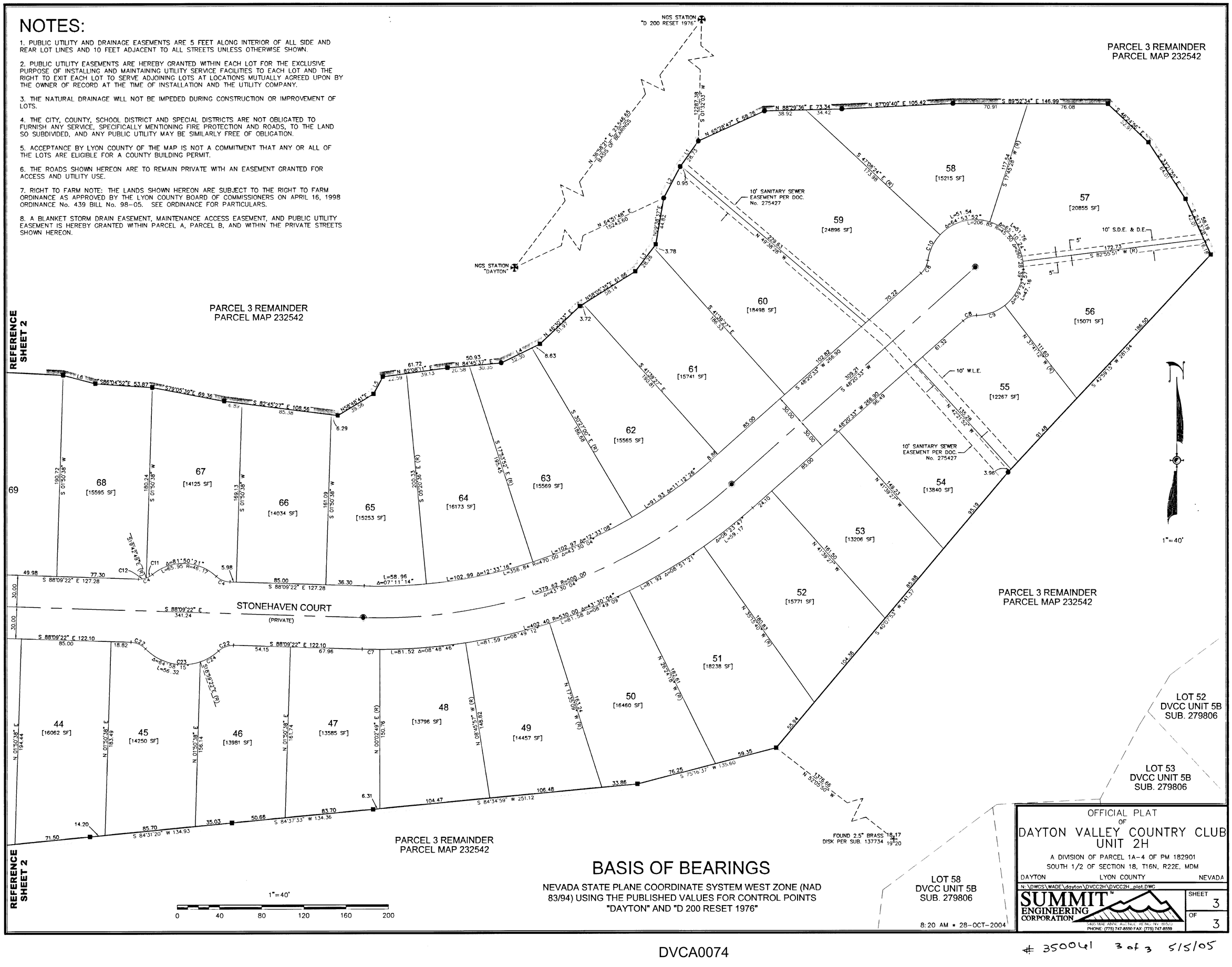
4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

7. RIGHT TO FARM NOTE: THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE No. 439 BILL No. 98-05. SEE ORDINANCE FOR PARTICULARS.

8. A BLANKET STORM DRAIN EASEMENT, MAINTENANCE ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN PARCEL A, PARCEL B, AND WITHIN THE PRIVATE STREETS SHOWN HEREON.



PARCEL 3 REMAINDER
PARCEL MAP 232542

PARCEL 3 REMAINDER
PARCEL MAP 232542

PARCEL 3 REMAINDER
PARCEL MAP 232542

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 2H

A DIVISION OF PARCEL 1A-4 OF PM 182901
SOUTH 1/2 OF SECTION 18, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA

N:\DWCS\WADE\dayton\DVCC2H\DVCC2H_plot.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE RENO, NV 89523
PHONE (775) 747-8550 FAX (775) 747-8559

SHEET 3 OF 3

8:20 AM • 28-OCT-2004

DVCA0074

350061 3 of 3 5/5/05

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

Kenneth D. Stokes, Vice President

BY: KENNETH D. STOKES, VICE PRESIDENT

NOTARY CERTIFICATE

STATE OF NEVADA
S.S.
COUNTY OF Lyon

ON THIS 29th DAY OF June, 1993 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC, AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Lois Johnson
NOTARY PUBLIC

LOIS JOHNSON
NOTARY PUBLIC - NEVADA
CARSON CITY
My Appt. Expires Dec. 17, 1995

MY COMMISSION EXPIRES 12/17/95

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Howard W. Friskey — 6/29/93
HOWARD W. FRISKEY, VICE PRESIDENT — DATE
STEWART TITLE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVICED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Jeffry Fontani — 7/6/93
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

6 JUL 93
DATE

THIEL, WINCHELL & ASSOC. INC.
CIVIL ENGINEERS — WATER RIGHTS
LAND SURVEYORS — LAND USE PLANNING
34 LAKES BLVD, SUITE 101 — (702) 246-7300
DAYTON, NEVADA 89403 — fax: (702) 246-7304

CLERK/TREASURER'S CERTIFICATE

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL, TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Marian Pinkerton — 7-9-93
MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Janet Bliss Hunewill THIS 13th DAY OF July, 19 93

BOARD OF COMMISSIONERS' CERTIFICATE

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION AMP WAS APPROVED AND ACCEPTED THIS 15 DAY OF July, 19 93, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Marian Pinkerton
MARIAN PINKERTON, LYON COUNTY CLERK

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

Richard A Card — 6/29/93
SIERRA PACIFIC POWER COMPANY — DATE

Chana Wilson — 6-29-93
SOUTHWEST GAS COMPANY — DATE

K C. Ott — 6-29-93
BELL TELEPHONE COMPANY OF NEVADA — DATE

SURVEYOR'S CERTIFICATE

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE N.1/2 OF THE S.E. 1/4 OF SEC. 18 T. 16 N., R. 22 E., M.D.B. & M. AND WILL BE COMPLETED BY July 7, 1994
3. THIS COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMNENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

David D. Winchell — July 7, 1993
DAVID D. WINCHELL, P.L.S. 3209 — DATE

LAND SURVEYOR — STATE OF NEVADA — No. 3209

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE N. 1/2 OF THE S.E. 1/4, OF SEC 18, T. 16 N., R. 22 E., M.D.B. & M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

David Winchell — 7-6-93
LYON COUNTY ENGINEER — DATE

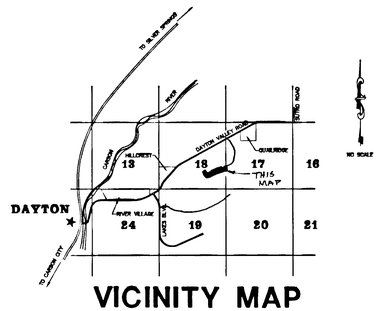
ENGINEER — CIVIL — STATE OF NEVADA — No. 3638

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada), Inc.
ON THIS 16th DAY OF July, 1993, AT 07 MINUTES PAST 9 O'CLOCK, A. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE $30.25 — Nancy M. Carr, COUNTY RECORDER

FILE No. 162948 — BY: Mary C. Milligan, Chief Deputy



VICINITY MAP

PLANNED UNIT DEVELOPMENT FINAL MAP FOR DAYTON VALLEY COUNTRY CLUB UNIT 3A

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 1 OF 2 SHEETS

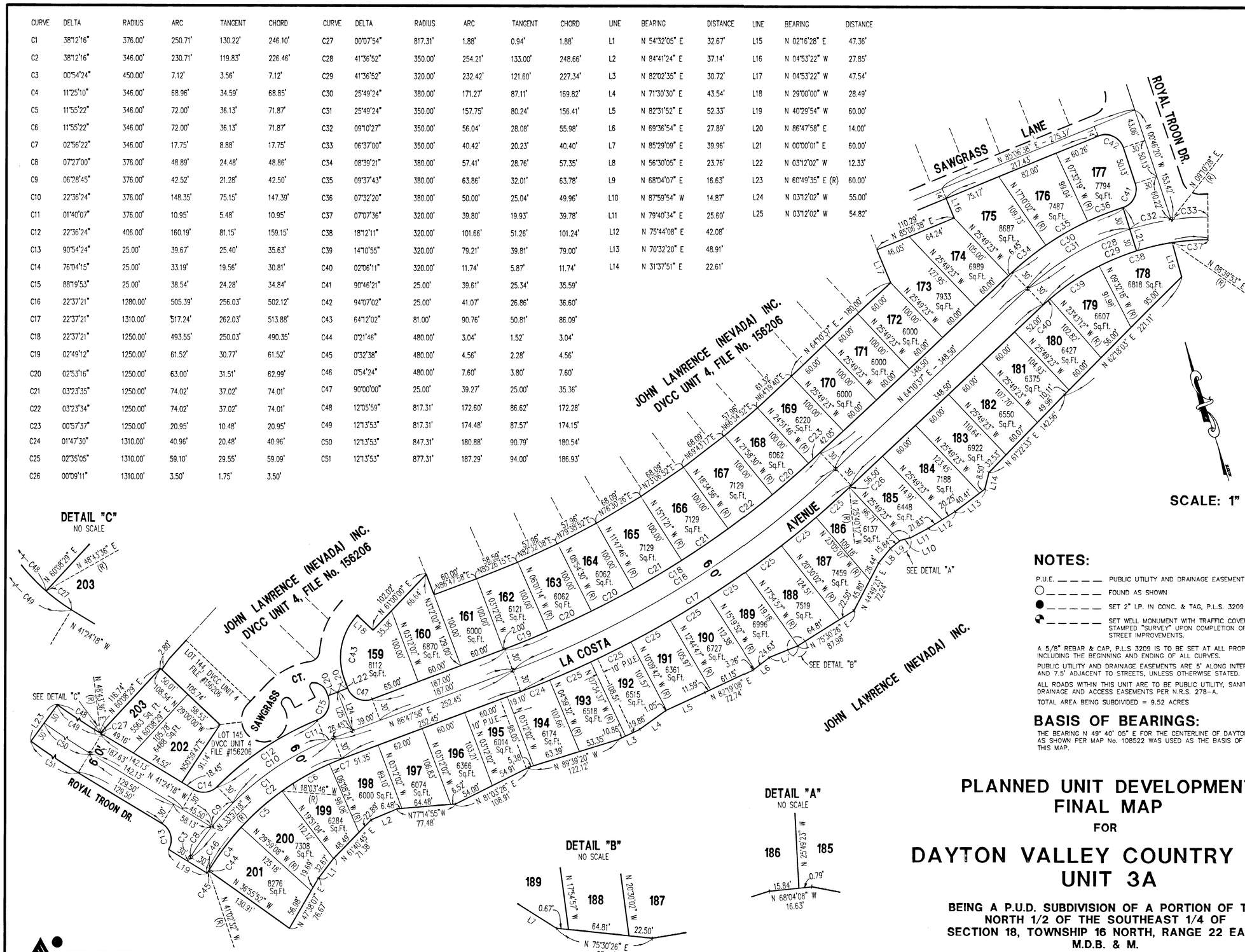
DVCA0075
#162948 1 of 2 7/6/93
#2511 1-2

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	38°12'16"	376.00'	250.71'	130.22'	246.10'
C2	38°12'16"	346.00'	230.71'	119.83'	226.46'
C3	00°54'24"	450.00'	7.12'	3.56'	7.12'
C4	11°25'10"	346.00'	68.96'	34.59'	68.85'
C5	11°55'22"	346.00'	72.00'	36.13'	71.87'
C6	11°55'22"	346.00'	72.00'	36.13'	71.87'
C7	02°56'22"	346.00'	17.75'	8.88'	17.75'
C8	07°27'00"	376.00'	48.89'	24.48'	48.86'
C9	06°28'45"	376.00'	42.52'	21.28'	42.50'
C10	22°36'24"	376.00'	148.35'	75.15'	147.39'
C11	01°40'07"	376.00'	10.95'	5.48'	10.95'
C12	22°36'24"	406.00'	160.19'	81.15'	159.15'
C13	90°54'24"	25.00'	39.67'	25.40'	35.63'
C14	76°04'15"	25.00'	33.19'	19.56'	30.81'
C15	88°19'53"	25.00'	38.54'	24.28'	34.84'
C16	22°37'21"	1280.00'	505.39'	256.03'	502.12'
C17	22°37'21"	1310.00'	517.24'	262.03'	513.88'
C18	22°37'21"	1250.00'	493.55'	250.03'	490.35'
C19	02°49'12"	1250.00'	61.52'	30.77'	61.52'
C20	02°53'16"	1250.00'	63.00'	31.51'	62.99'
C21	03°23'35"	1250.00'	74.02'	37.02'	74.01'
C22	03°23'34"	1250.00'	74.02'	37.02'	74.01'
C23	00°57'37"	1250.00'	20.95'	10.48'	20.95'
C24	01°47'30"	1310.00'	40.96'	20.48'	40.96'
C25	02°35'05"	1310.00'	59.10'	29.55'	59.09'
C26	00°09'11"	1310.00'	3.50'	1.75'	3.50'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C27	00°07'54"	817.31'	1.88'	0.94'	1.88'
C28	41°36'52"	350.00'	254.21'	133.00'	248.66'
C29	41°36'52"	320.00'	232.42'	121.60'	227.34'
C30	25°49'24"	380.00'	171.27'	87.11'	169.82'
C31	25°49'24"	350.00'	157.75'	80.24'	156.41'
C32	09°10'27"	350.00'	56.04'	28.08'	55.98'
C33	06°37'00"	350.00'	40.42'	20.23'	40.40'
C34	08°39'21"	380.00'	57.41'	28.76'	57.35'
C35	09°37'43"	380.00'	63.86'	32.01'	63.78'
C36	07°32'20"	380.00'	50.00'	25.04'	49.96'
C37	07°07'36"	320.00'	39.80'	19.93'	39.78'
C38	18°12'11"	320.00'	101.66'	51.26'	101.24'
C39	14°10'55"	320.00'	79.21'	39.81'	79.00'
C40	02°06'11"	320.00'	11.74'	5.87'	11.74'
C41	90°46'21"	25.00'	39.61'	25.34'	35.59'
C42	94°07'02"	25.00'	41.07'	26.86'	36.60'
C43	64°12'02"	81.00'	90.76'	50.81'	86.09'
C44	0°21'46"	480.00'	3.04'	1.52'	3.04'
C45	0°32'38"	480.00'	4.56'	2.28'	4.56'
C46	0°54'24"	480.00'	7.60'	3.80'	7.60'
C47	90°00'00"	25.00'	39.27'	25.00'	35.36'
C48	12°05'59"	817.31'	172.60'	86.62'	172.28'
C49	12°13'53"	817.31'	174.48'	87.57'	174.15'
C50	12°13'53"	847.31'	180.88'	90.79'	180.54'
C51	12°13'53"	877.31'	187.29'	94.00'	186.93'

LINE	BEARING	DISTANCE
L1	N 54°32'05" E	32.67'
L2	N 84°41'24" E	37.14'
L3	N 82°02'35" E	30.72'
L4	N 71°30'30" E	43.54'
L5	N 82°31'52" E	52.33'
L6	N 69°36'54" E	27.89'
L7	N 85°29'09" E	39.96'
L8	N 56°30'05" E	23.76'
L9	N 68°04'07" E	16.63'
L10	N 87°59'54" W	14.87'
L11	N 79°40'34" E	25.60'
L12	N 75°44'08" E	42.08'
L13	N 70°32'20" E	48.91'
L14	N 31°37'51" E	22.61'

LINE	BEARING	DISTANCE
L15	N 02°16'28" E	47.36'
L16	N 04°53'22" W	27.85'
L17	N 04°53'22" W	47.54'
L18	N 29°00'00" W	28.49'
L19	N 40°29'54" W	60.00'
L20	N 86°47'58" E	14.00'
L21	N 00°00'01" E	60.00'
L22	N 03°12'02" W	12.33'
L23	N 60°49'35" E (R)	60.00'
L24	N 03°12'02" W	55.00'
L25	N 03°12'02" W	54.82'



SCALE: 1" = 60'

NOTES:

P.U.E. _ _ _ _ PUBLIC UTILITY AND DRAINAGE EASEMENT

○ _ _ _ _ _ FOUND AS SHOWN

● _ _ _ _ _ SET 2" I.P. IN CONC. & TAG, P.L.S. 3209

◔ _ _ _ _ _ SET WELL MONUMENT WITH TRAFFIC COVER STAMPED "SURVEY" UPON COMPLETION OF STREET IMPROVEMENTS.

A 5/8" REBAR & CAP, P.L.S 3209 IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES.

PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER N.R.S. 278-A.

TOTAL AREA BEING SUBDIVIDED = 9.52 ACRES

BASIS OF BEARINGS:

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 3A

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 2 OF 2 SHEETS

THIEL, WINCHELL & ASSOC., INC.
CIVIL ENGINEERS — WATER RIGHTS
LAND SURVEYORS — LAND USE PLANNING
34 LAKES BLVD, SUITE 101, DAYTON, NEVADA 89403
(702) 246-7300
fax: (702) 246-7304

DVCA0076

#162948 2of2 7/16/93

#2541 2 of 2

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, PRESIDENT

NOTARY CERTIFICATE

STATE OF NEVADA
S.S.
COUNTY OF Carson

ON THIS 16th DAY OF May, 1995 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC, AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC

KAREN L HOGUE
NOTARY PUBLIC NEVADA
CARSON CITY
My Appt Exp. Feb 28, 1998

MY COMMISSION EXPIRES Feb. 28, 1998

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

JERRY MILLER, VICE PRESIDENT
STEWART TITLE — DATE 5-17-95

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

DATE May 24, 95

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

P.E. — DATE 5-17-95

SIERRA RESOURCE ENGINEERING
CIVIL ENGINEERS — WATER RIGHTS
LAND SURVEYORS — LAND USE PLANNING
P.O. BOX 21910, CARSON CITY, NEVADA 89721
(702) 884-0200
fax: (702) 884-0233

CLERK/TREASURER'S CERTIFICATE

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL, TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Karen Purnell, Deputy Clerk-Treas
MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER — DATE 6-6-95

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

THIS 5 DAY OF JUNE, 1995

BOARD OF COMMISSIONERS' CERTIFICATE

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 15th DAY OF June, 1995, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Marian Pinkerton
MARIAN PINKERTON, LYON COUNTY CLERK

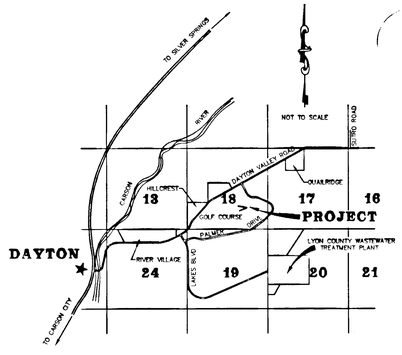
UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

Gene Murphy
SIERRA PACIFIC POWER COMPANY — DATE 5-16-95

R. J. Williamson
SOUTHWEST GAS COMPANY — DATE 5/16/95

John Zehren - NORTHSTAR FOR
NEVADA BELL — DATE 5/17/95



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, EDWARD LECKEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SEC. 18, T. 16 N., R. 22 E., M.D.B. & M. AND WAS COMPLETED ON April 28, 1995
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — No. 6737

Edward Leckey
EDWARD LECKEY, P.L.S. 6737 — DATE 5-16-95

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SEC. 18, T. 16 N., R. 22 E., M.D.B. & M. ALSO BEING A DIVISION OF PARCEL 1A OF FILE NUMBER 137734. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

REGISTERED ENGINEER — STATE OF NEVADA — CIVIL — No. 7539

LYON COUNTY ENGINEER — DATE 5-31-95

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF John Lawrence (nv) Inc.
ON THIS 15th DAY OF June, 1995, AT 20 MINUTES PAST 2 O'CLOCK, P. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE 0.45.85 — Nancy M. Carr, COUNTY RECORDER

FILE No. 183173 — BY: Mary C. Milligan, Chief Deputy

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB UNIT 3B

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M. ALSO BEING A DIVISION OF PARCEL 1A OF FILE NUMBER 137734.

LYON COUNTY **NEVADA**

SHEET 1 OF 2 SHEETS

* Certificate of Amendment Recorded 8/18/95 as Doc. # 185002

DVCA0077

#183173 1of2 6/15/95

#2889 1-2

BASIS OF BEARING

THE BEARING N 41° 24' 18" W FOR THE CENTERLINE OF ROYAL TROON DRIVE AS SHOWN PER MAP NUMBER 162948 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

- ○— — — FOUND 5/8" REBAR & CAP, P.L.S. 3209
- ●— — — SET WELL MONUMENT WITH TRAFFIC COVER STAMPED "SURVEY" UPON COMPLETION OF STREET IMPROVEMENTS.
- ⊕— — — FOUND WELL MONUMENT WITH TRAFFIC COVER STAMPED "SURVEY"

SCALE: 1"=60'

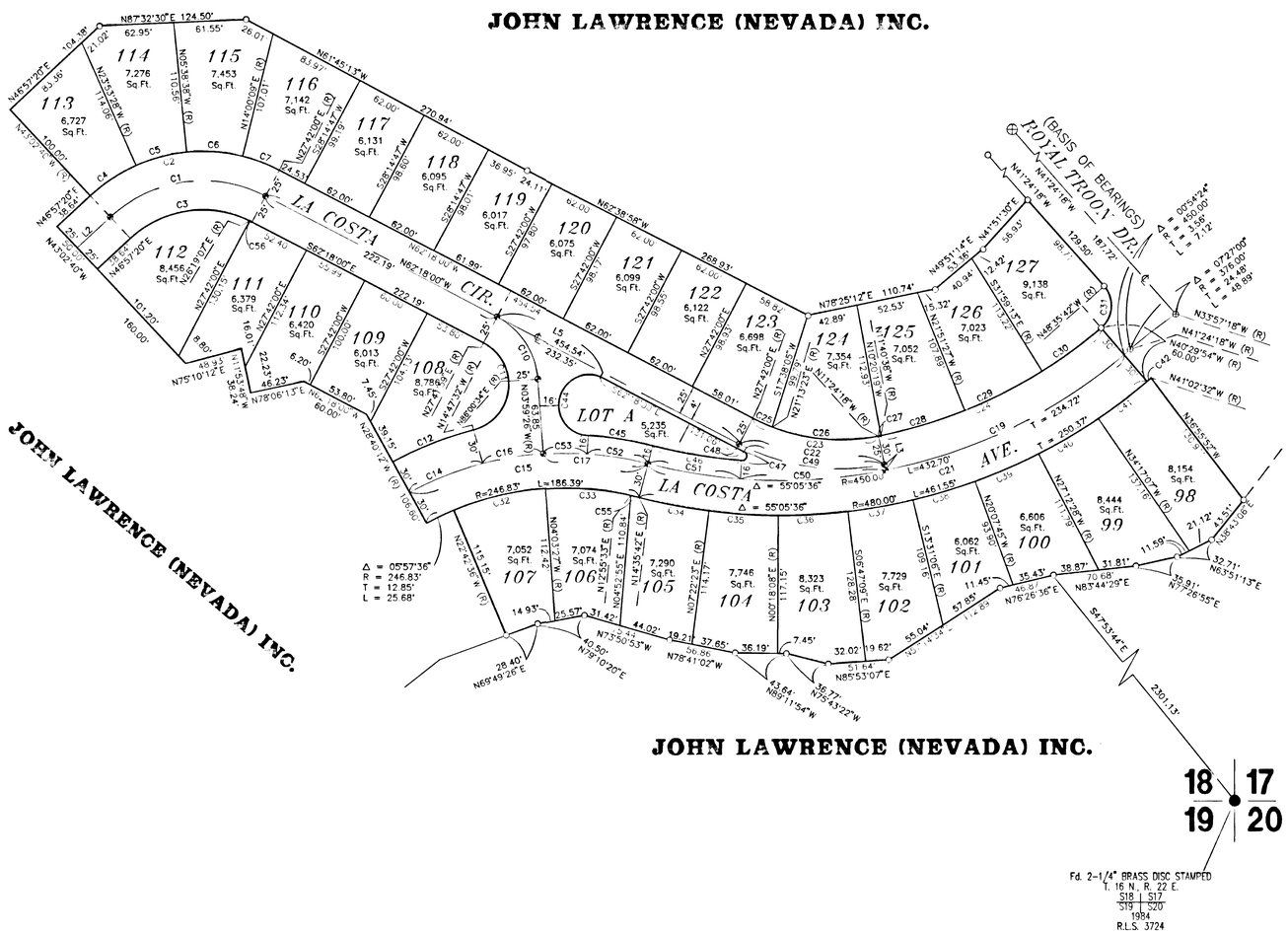
NOTE: A 5/8" REBAR & CAP, P.L.S. 4737, OR NAIL W/TAG P.L.S. 4737 IN CONCRETE, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES. PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

NOTE: ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY SANITARY SEWER. DRAINAGE AND ACCESS EASEMENTS PER N.R.S. 278-A.

NOTE: LOT "A" IS PUBLIC UTILITY PARKING & LANDSCAPING EASEMENTS AND IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
TOTAL AREA BEING SUBDIVIDED 6.57 ACRES

LINE	DIRECTION	DISTANCE
L2	S46°57'20"W	38.64
L3	N11°24'18"W	5.00
L5	S62°18'00"E	101.28'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	115.00	141.99	81.64	133.14	70°44'40"
C2	140.00	172.86	99.39	162.09	70°44'40"
C3	90.00	108.96'	62.28'	102.42'	69°21'47"
C4	140.00'	46.80'	23.62'	46.58'	19°09'11"
C5	140.00	44.59'	22.48'	44.40'	18°14'51"
C6	140.00	48.00	24.24	47.77	19°38'46"
C7	140.00	33.47'	16.81	33.39	13°41'51"
C8	90.00	108.96'	62.28'	102.42'	69°21'47"
C9	90.00	2.17'	1.08'	2.17'	01°22'53"
C10	65.00	66.15	36.26	63.33	58°18'34"
C11	40.00	96.00	102.88	74.56	137°30'28"
C12	306.83	74.32	37.34	74.14	13°52'40"
C14	276.83	67.05	33.69	66.89	13°52'40"
C15	276.83	209.04	109.79	204.11	43°15'54"
C16	276.83	52.19	26.17	52.11	10°48'06"
C17	276.83	89.80	45.30	89.40	18°35'08"
C19	450.00	228.50	116.77	226.06	29°05'38"
C22	186.79	127.49	66.34	125.03	39°06'18"
C23	161.79'	110.43'	57.47'	108.30'	39°06'31"
C24	420.00	213.27	108.99	210.99	29°05'38"
C25	161.79'	18.29'	9.15'	18.28'	06°28'37"
C26	161.79'	92.13'	47.35'	90.89'	32°37'40"
C27	420.00	2.00'	1.00'	2.00'	00°16'20"
C28	420.00'	74.63'	37.41'	74.53'	10°10'49"
C29	420.00	74.25'	37.22'	74.16'	10°07'46"
C30	420.00'	62.39'	31.25'	62.33'	08°30'41"
C31	25.00'	39.67'	25.40'	35.63'	90°54'24"
C32	246.83'	80.35'	40.54'	80.00'	18°39'09"
C33	246.83'	73.16'	36.85'	72.90'	16°59'00"
C34	480.00	60.50'	30.29'	60.46'	07°13'19"
C35	480.00	59.24'	29.66'	59.20'	07°04'17"
C36	480.00	59.38'	29.73'	59.34	07°05'15"
C37	480.00	56.40'	28.23'	56.37'	06°43'57"
C38	480.00	55.38'	27.72'	55.35'	06°36'39"
C39	480.00	59.30'	29.69'	59.26'	07°04'43"
C40	480.00	59.29'	29.68'	59.25'	07°04'39"
C41	480.00'	52.05'	26.05'	52.03'	06°12'47"
C42	480.00'	4.56'	2.28'	4.56'	00°32'37"
C44	25.95'	90.51'	148.66'	51.14'	199°48'24"
C45	292.83'	55.57'	27.87'	55.49'	10°52'22"
C46	434.00'	76.96'	38.58'	76.86'	10°09'39"
C47	4.00'	11.09'	21.36'	7.86'	158°47'21"
C48	190.79'	6.84'	3.42'	6.84'	02°03'17"
C49	186.79'	120.79'	62.59'	118.69'	37°03'01"
C50	450.00'	124.40'	62.60'	124.01'	15°50'21"
C51	450.00'	79.80'	40.01'	79.70'	10°09'39"
C52	276.83'	52.53'	26.35'	52.45'	10°52'22"
C53	276.83'	37.26'	18.66'	37.24'	07°42'45"
C55	246.83'	7.19'	3.60'	7.19'	01°40'09"
C56	90.00'	2.17'	1.08'	2.17'	01°22'53"



PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 3B

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 18,
TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.
ALSO BEING A DIVISION OF PARCEL 1A OF FILE NUMBER 137734.

LYON COUNTY **NEVADA**

SHEET 2 OF 2 SHEETS

SIERRA RESOURCE ENGINEERING, INC.
CIVIL ENGINEERS — WATER RIGHTS
LAND SURVEYORS — LAND USE PLANNING
P.O.BOX 21910, CARSON CITY, NEVADA 89721
(702) 884-0200 fax: (702) 884-0233

Certificate of Amendment recorded 8/8/95 as DOC.# 195002

DVCA0078

#183173 2of2 6/15/95

#2889 2/2

OFFICIAL PLAT OF

DAYTON VALLEY COUNTRY CLUB UNIT 3C

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

RIVERVIEW ESTATES LLC, a Nevada limited liability company

By: JAMES F. BAMDEN
Its: Chief Executive Officer

STATE OF Nevada
COUNTY OF Carson City

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 24, 2003
BY JAMES F. BAMDEN AS CHIEF EXECUTIVE OFFICER AND
PRESIDENT OF RIVERVIEW ESTATES LLC.

Wendy A McMartin
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES Apr. 1, 2004)

WENDY A. McMARTIN
NOTARY PUBLIC - NEVADA
Appt. Recorded in CARSON CITY
My Appt Exp April 1, 2004
No. 02-52453-3

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE DEVELOPERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

STEWART TITLE COMPANY — DATE 5-30-03

HEALTH DIVISION

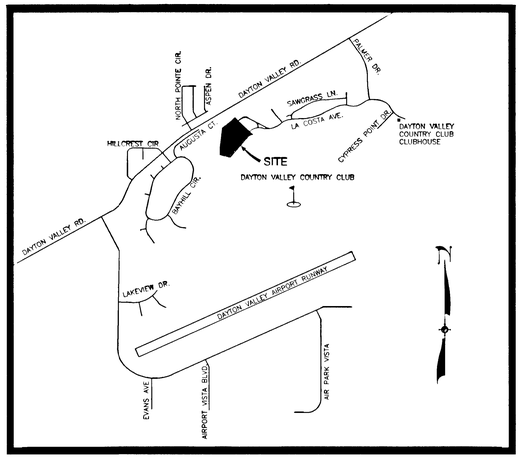
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drews — HEALTH DIVISION — DATE 7/31/03

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP HAS BEEN APPROVED BY THE DIVSION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

P.E. — WATER RESOURCES — DATE 5-9-03



VICINITY MAP
1"=2000'

COUNTY CLERK'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY THE SUBJECT OF THIS MAP.

Nikki Bryan by Kara M Swick, deputy — NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE 9-03-03

PLANNING COMMISSION APPROVAL

THIS FINAL PLAT HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED.

PLANNING COMMISION CHAIRMAN — DATE 8-12-03

COUNTY COMMISIONER'S APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF LYON COUNTY COMMISIONERS AT THEIR OFFICIAL MEETING ON THE 4TH DAY OF SEPTEMBER 2003

Nikki Bryan
COUNTY CLERK

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND ACCEPTED BY:

SIERRA PACIFIC POWER COMPANY — DATE 5-13-03
SOUTHWEST GAS COMPANY — LORRY BIGHAM — DATE 5.14.03
NEVADA BELL — DATE 5/16/03
LYON COUNTY UTILITIES — DATE 5/13/03

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 4-23-03.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — DON M. McHARG — Exp 12-31-05 — No 4787

4-23-03

COUNTY ENGINEER'S CERTIFICATE

I DO HEARBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVSION OF A PORTION OF SECTION 18, T16N, R22E, M.D.M., AS SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

COUNTY ENGINEER — DATE 8/3/03

LYON COUNTY AND FIRE DISTRICT REVIEW

PUBLIC WORKS DIRECTOR — 8/3/03
ROADS SUPERINTENDENT — 8-18-2003
COMMUNITY DEVELOPMENT DIRECTOR — 9/3/03
LOCAL FIRE DISTRICT REPRESENTATIVE — 5/28/03
LYON COUNTY ASSESSOR, Representative — 8-13-03

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF RiverView Estates ON THIS 4th DAY OF September, 2003, AT 28 MINUTES PAST 3 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: $64.00

Mary C. Milligan By: Dawna L Ubbs, Deputy
RECORDER

FILE NO.: $64.00

BASIS OF BEARING

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976."

FINAL MAP
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 3-C
LOCATED WITHIN THE SOUTH HALF OF SECTION 18
TOWNSHIP 14 NORTH, RANGE 20 EAST, MDM
LYON COUNTY NEVADA

\PROJECTS\217\217-FM1 • 30-SEPT-2002

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. • RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

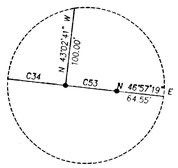
SHEET 1 OF 2

DVCA0079

#303551 1 of 2 9/4/03

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	184.29	98.72	50.57	30°41'29"
C2	300.00	71.98	36.17	13°44'52"
C3	300.00	199.33	103.50	38°04'08"
C4	300.00	260.21	138.93	49°41'49"
C5	276.83	97.80	49.42	20°14'33"
C6	301.83	97.13	48.99	18°26'18"
C7	10.00	15.39	9.69	88°11'38"
C8	44.00	69.12	44.00	90°00'00"
C9	44.00	69.12	44.00	90°00'00"
C10	10.00	15.71	10.00	90°00'00"
C11	275.00	181.32	94.09	37°46'39"
C12	20.00	38.41	28.59	110°02'42"
C13	275.00	182.72	94.88	38°04'08"
C14	325.00	215.94	112.13	38°04'08"
C15	325.00	77.98	39.18	13°44'52"
C16	269.29	112.12	57.44	30°41'41"
C17	159.29	85.31	43.71	30°41'41"
C18	275.00	65.98	33.15	13°44'52"
C19	20.00	26.29	15.44	75°19'25"
C20	325.00	244.75	128.50	43°08'51"
C21	251.83	88.96	44.95	20°14'24"
C22	20.00	31.42	20.00	90°00'00"
C23	20.00	31.42	20.00	90°00'00"
C24	20.00	30.92	19.51	88°34'03"
C25	20.00	31.42	20.00	90°00'00"
C26	214.29	25.03	12.53	06°41'28"
C27	325.00	49.13	24.61	08°39'44"
C28	325.00	28.85	14.43	05°05'09"
C29	275.00	28.66	14.34	05°58'13"
C30	275.00	37.33	18.69	07°46'39"
C31	325.00	20.72	10.36	03°39'10"
C32	325.00	65.03	32.62	11°27'52"
C33	325.00	65.03	32.62	11°27'53"
C34	325.00	64.71	32.46	11°24'28"
C35	275.00	35.44	17.74	07°23'02"
C36	275.00	91.72	46.29	19°06'33"
C37	275.00	55.56	27.87	11°34'33"
C38	275.00	97.91	49.48	20°24'00"
C39	275.00	83.41	42.03	17°22'39"
C40	325.00	53.86	26.99	09°29'45"
C41	325.00	59.89	30.03	10°33'32"
C42	325.00	63.74	31.97	11°14'16"
C43	325.00	61.22	30.70	10°47'34"
C44	44.00	32.97	17.30	42°56'51"
C45	44.00	36.14	19.16	47°03'49"
C46	44.00	9.07	4.55	11°48'42"
C47	44.00	36.46	19.35	47°28'19"
C48	44.00	23.59	12.09	30°42'59"
C49	251.83	16.91	8.46	03°50'49"
C50	251.83	72.05	36.27	16°23'35"
C51	325.00	6.02	3.01	01°03'43"
C53	325.00	0.45	0.23	00°14'46"
C54	246.83	25.68	12.85	05°57'36"



DETAIL "A"

NOTES:

1. FOR BASIS OF BEARING REFER TO SHEET 1 OF 2
2. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED, AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
3. ACCEPTANCE BY LYON COUNTY OF THIS MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
4. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
5. A PUBLIC UTILITY, PARKING & DRAINAGE EASEMENT IS HEREBY GRANTED OVER LOT A AS SHOWN HEREON, AND IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.
7. THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998, ORDINANCE NO. 439, BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

LEGEND

- ◉ = CLASS A MONUMENT TO BE SET – P.L.S. 4787
- ● = SET 5/8" REBAR W/CAP, PLS 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET
- ◎ = FOUND CLASS A MONUMENT P.L.S. 4737 PER FINAL MAP NO. 183173
- ○ = FOUND 5/8" REBAR W/CAP OR NAIL W/ TAG P.L.S. 4737
- (R) = RADIAL BEARING

TYPICAL P.U.E. DETAIL
N.T.S.

TOTAL LOTS = 50
TOTAL AREA = 11.51 ACRES
STREET AREA = 2.46 ACRES

FINAL MAP
OF
DAYTON VALLEY COUNTRY CLUB UNIT 3-C

LOCATED WITHIN THE SOUTH HALF OF SECTION 18
TOWNSHIP 14 NORTH, RANGE 20 EAST, MDM
LYON COUNTY NEVADA

\PROJECTS\217\217-FM2 • 23-OCT-2002

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, #10 RENO, NEVADA
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

#303551 2of2 9/4/03

OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF NEVADA

S.S.

COUNTY OF LYON

ON THIS 20th DAY OF August, 1992 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC

SANDRA L. WINCHELL
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Appt. Expires Nov. 4, 1994

MY COMMISSION EXPIRES Nov. 4, 1994

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

HOWARD W. FRISKEY, VICE PRESIDENT
STEWART TITLE

8/21/92
DATE

HEALTH DIVISION:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

8/26/92
DATE

NEVADA DIVISION OF WATER RESOURCES:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE

8/17/92
DATE

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD, SUITE 101
DAYTON, NEVADA 89403
(702) 246-7300

CLERK/TREASURER'S CERTIFICATE:

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER

11-2-92
DATE

PLANNING COMMISSION APPROVAL:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Paul Edge THIS 29TH DAY OF OCTOBER, 1992

BOARD OF COMMISSIONERS' CERTIFICATE:

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 5th DAY OF November, 1992, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA

MARIAN PINKERTON, LYON COUNTY CLERK

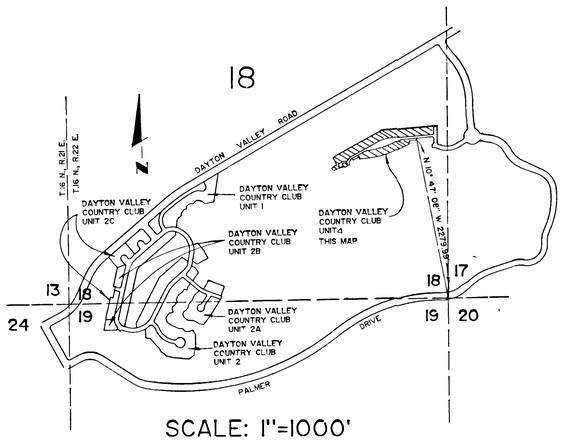
UTILITY COMPANIES' CERTIFICATE:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 8-21-92. DATE

SOUTHWEST GAS COMPANY — 8-21-92 DATE

BELL TELEPHONE COMPANY OF NEVADA — 8-25-92 DATE



SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE W. 1/2 OF SEC. 17, S.E. 1/4 OF SEC. 18 T.16N., R.22 E., M.D.B. & M. AND WAS COMPLETED ON 8/20/92
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DAVID D. WINCHELL, P.L.S. 3209

8/21/92
DATE

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF W1/2 Sec 17, SE1/4 SEC 18 T16N R22E AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER

9-1-92
DATE

RECORDER'S CERTIFICATE:

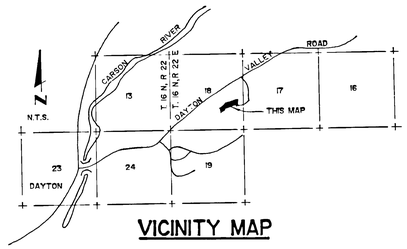
FILED FOR RECORD AT THE REQUEST OF John Lawrence (nevada), Inc.
ON THIS 5th DAY OF November, 1992, AT 25 MINUTES PAST 11 O'CLOCK, A. M., IN THE OFFICIAL RECORDS OF LYON COUNTY NEVADA.

FEE $37.00

Nancy M. Carr
COUNTY RECORDER

FILE No. 156206

BY: Mary C. Millington, Chief Deputy



VICINITY MAP

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 4

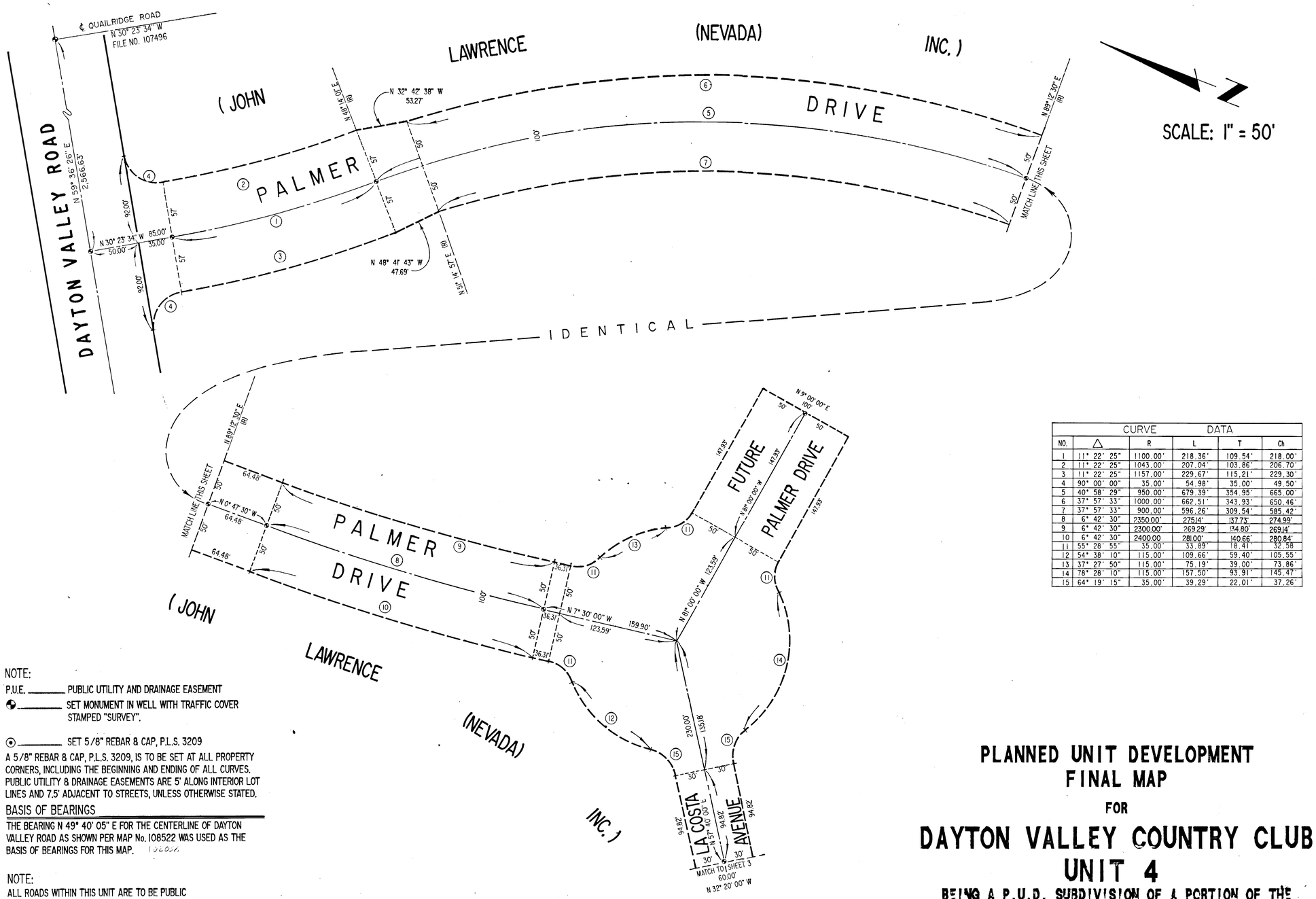
BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 1 OF 4 SHEETS

#156206, Bk4 11/5/92 @ 11:25 A.M

#2408 1-4



SCALE: 1" = 50'

CURVE DATA					
NO.	△	R	L	T	Ch
1	11° 22' 25"	1100.00'	218.36'	109.54'	218.00'
2	11° 22' 25"	1043.00'	207.04'	103.86'	206.70'
3	11° 22' 25"	1157.00'	229.67'	115.21'	229.30'
4	90° 00' 00"	35.00'	54.98'	35.00'	49.50'
5	40° 58' 29"	950.00'	679.39'	354.95'	665.00'
6	37° 57' 33"	1000.00'	662.51'	343.93'	650.46'
7	37° 57' 33"	900.00'	596.26'	309.54'	585.42'
8	6° 42' 30"	2350.00'	275.14'	137.73'	274.99'
9	6° 42' 30"	2300.00'	269.29'	134.80'	269.14'
10	6° 42' 30"	2400.00	281.00'	140.66'	280.84'
11	55° 28' 55"	35.00'	33.89'	18.41'	32.58
12	54° 38' 10"	115.00'	109.66'	59.40'	105.55'
13	37° 27' 50"	115.00'	75.19'	39.00'	73.86'
14	78° 28' 10"	115.00'	157.50'	93.91'	145.47'
15	64° 19' 15"	35.00'	39.29'	22.01'	37.26'

NOTE:

P.U.E. _____ PUBLIC UTILITY AND DRAINAGE EASEMENT

◔ _____ SET MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

⊙ _____ SET 5/8" REBAR & CAP, P.L.S. 3209

A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES. PUBLIC UTILITY & DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

BASIS OF BEARINGS

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE:

ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER NRS 278-A.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

PLANNED UNIT DEVELOPMENT
FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB
UNIT 4

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

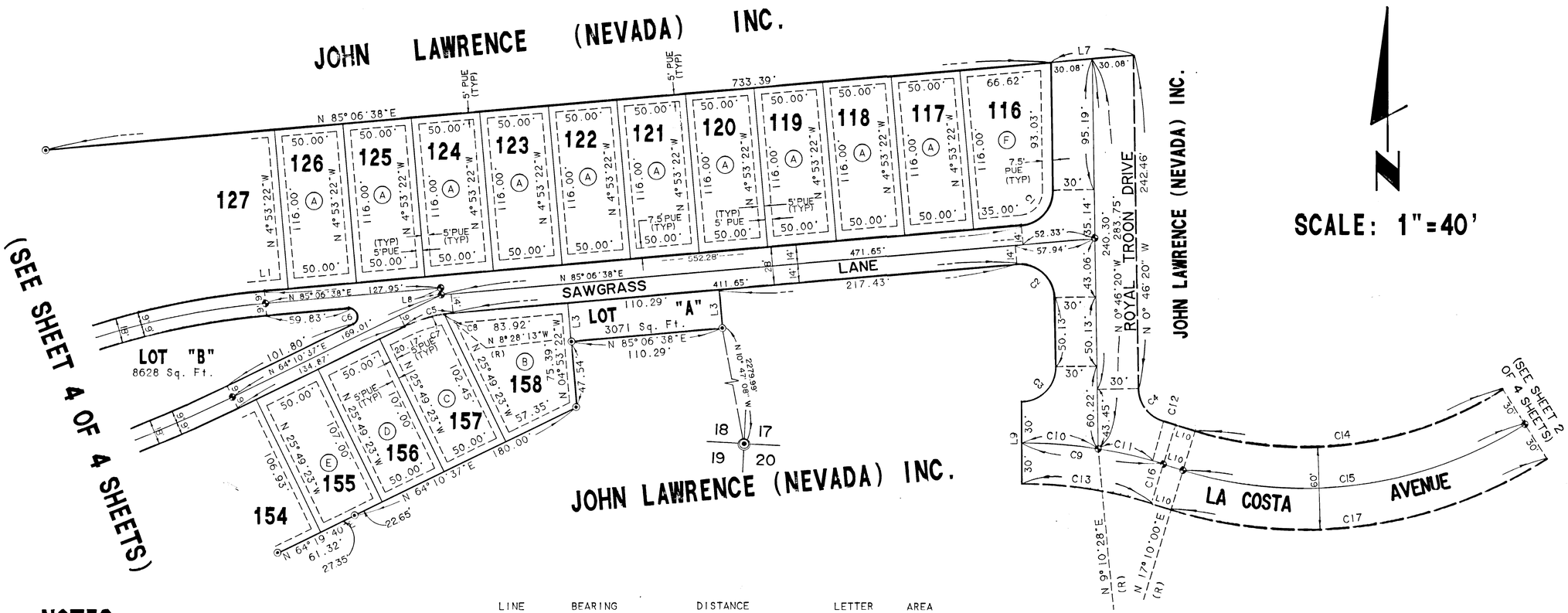
LYON COUNTY NEVADA

SHEET 2 OF 4 SHEETS

DVCA0082

#156206 2of4 11/5/92

#2408 2-4



SCALE: 1"=40'

NOTES:

P.U.E.___PUBLIC UTILITY AND DRAINAGE EASEMENT

●_____FOUND MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

○_____FD. 2" I.P. & TAG. P.L.S. 3209

⊙_____SET 5/8" REBAR & CAP. P.L.S. 3209.

A 5/8" REBAR & CAP, P.L.S. 3209. IS TO BE SET AT ALL PROPERTY CORNERS. INCLUDING THE BEGINNING AND ENDING OF ALL CURVES.
PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS.
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY.
SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER N.R.S. 278-A.
LOTS A, B, C, D, & E ARE PUBLIC UTILITY.
PARKING & LANDSCAPING EASEMENTS AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
TOTAL AREA BEING SUBDIVIDED 13.08 ACRES

BASIS OF BEARINGS:

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

LINE	BEARING	DISTANCE
L 1	N 85°06'38"E	17.28'
L 2	N 64°19'40"E	27.35'
L 3	N 04°53'22"W	27.85'
L 4	N 04°53'23"W	5.00'
L 5	N 04°53'22"W	27.85'
L 6	N 64°10'37"E	20.17'
L 7	N 85°06'38"E	60.16'
L 8	N 04°53'23"W	5.00'
L 9	N 0°00'01"E	60.00'
L10	N 72°50'00"E	15.00'

LETTER	AREA
A	5800 Sq. Ft.
B	6345 Sq. Ft.
C	5305 Sq. Ft.
D	5350 Sq. Ft.
E	5349 Sq. Ft.
F	7130 Sq. Ft.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	85°52'58"	25.00'	37.47'	23.27'	34.06'
C 2	94°07'02"	25.00'	41.07'	26.86'	36.60'
C 3	90°46'21"	25.00'	39.61'	25.34'	35.59'
C 4	73°26'11"	25.00'	32.04'	18.65'	29.89'
C 5	20°56'01"	100.00'	36.54'	18.47'	36.33'
C 6	159°03'56"	6.00'	16.66'	32.48'	11.80'
C 7	17°21'10"	100.00'	30.29'	15.26'	30.17'
C 8	03°34'51"	100.00'	6.25'	3.13'	6.25'
C 9	17°09'59"	350.00'	104.86'	52.83'	104.47'
C10	09°10'27"	350.00'	56.04'	28.08'	55.98'
C11	06°37'00"	350.00'	40.42'	20.23'	40.40'
C12	01°22'31"	380.00'	9.12'	4.56'	9.12'
C13	17°09'58"	320.00'	95.87'	48.30'	95.52'
C14	49°30'00"	270.00'	233.26'	124.47'	226.08'
C15	49°30'00"	300.00'	259.18'	138.30'	251.20'
C16	1°22'31"	350.00'	8.40'	4.20'	8.40'
C17	49°30'00"	330.00'	285.10'	152.13'	276.32'

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 4

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 3 OF 4 SHEETS

DVCA0083

#156206 3 of 4 11/5/92

#240R 3-4

NOTES:

P.U.E.___PUBLIC UTILITY AND DRAINAGE EASEMENT

●_____FOUND MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

○_____FD. 2" I.P. & TAG. P.L.S. 3209

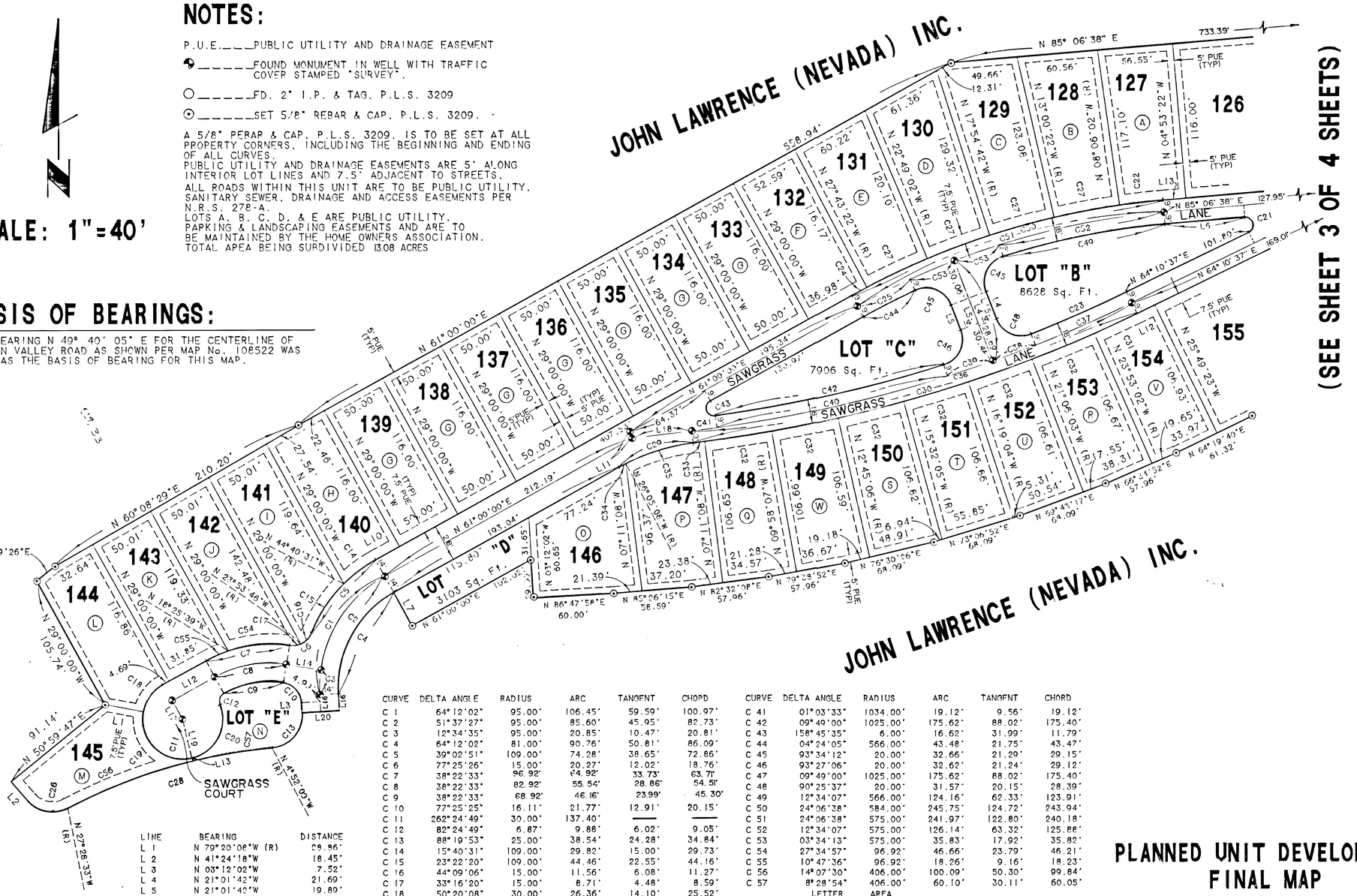
⊙_____SET 5/8" REBAR & CAP. P.L.S. 3209.

A 5/8" REBAR & CAP. P.L.S. 3209. IS TO BE SET AT ALL PROPERTY CORNERS. INCLUDING THE BEGINNING AND ENDING OF ALL CURVES.
PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS.
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY.
SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER N.R.S. 278-A.
LOTS A, B, C, D, & E ARE PUBLIC UTILITY, PARKING & LANDSCAPING EASEMENTS AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
TOTAL APEA BEING SURDIVIDED 13.08 ACRES

SCALE: 1"=40'

BASIS OF BEARINGS:

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.



LINE	BEARING	DISTANCE
L 1	N 79°20'06"W (R)	28.96'
L 2	N 41°24'18"W	18.45'
L 3	N 03°12'02"W	7.52'
L 4	N 21°01'42"W	21.69'
L 5	N 21°01'42"W	19.89'
L 6	N 85°06'38"E	59.83'
L 7	N 29°00'00"W	28.49'
L 8	N 73°06'52"E	6.94'
L 9	N 73°06'51"E	5.31'
L 10	N 61°00'00"E	20.55'
L 11	N 29°00'00"W	5.00'
L 12	N 61°00'00"E	26.54'
L 13	N 13°20'59"W	2.00'
L 14	N 80°37'27"W	26.05'
L 15	N 21°01'42"W	80.44'
L 16	N 03°12'02"W	12.52'
L 17	N 29°00'00"W (R)	16.00'
L 18	N 83°17'58"E	44.52'
L 19	N 13°21'03"W (R)	30.00'
L 20	N 86°47'58"E	28.00'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	64°12'02"	95.00'	106.45'	59.59'	100.97'
C 2	51°37'27"	95.00'	85.60'	45.95'	82.73'
C 3	12°34'35"	95.00'	20.85'	10.47'	20.81'
C 4	64°12'02"	81.00'	90.76'	50.81'	86.09'
C 5	39°02'51"	109.00'	74.28'	38.65'	72.86'
C 6	77°25'26"	15.00'	20.27'	12.02'	18.76'
C 7	38°22'33"	96.92'	64.92'	33.73'	63.71'
C 8	38°22'33"	82.92'	55.54'	28.86'	54.51'
C 9	38°22'33"	68.92'	46.16'	23.99'	45.30'
C 10	77°25'25"	16.11'	21.77'	12.91'	20.15'
C 11	262°24'49"	30.00'	137.40'	—	—
C 12	82°24'49"	6.87'	9.88'	6.02'	9.05'
C 13	88°19'53"	25.00'	38.54'	24.28'	34.84'
C 14	15°40'31"	109.00'	29.82'	15.00'	29.73'
C 15	23°22'20"	109.00'	44.46'	22.55'	44.16'
C 16	44°09'06"	15.00'	11.56'	6.08'	11.27'
C 17	33°16'20"	15.00'	8.71'	4.48'	8.59'
C 18	50°20'08"	30.00'	26.36'	14.10'	25.52'
C 19	114°00'55"	30.00'	59.70'	46.21'	50.32'
C 20	98°03'46"	30.00'	51.35'	34.55'	45.30'
C 21	159°03'56"	6.00'	16.66'	32.48'	11.80'
C 22	03°12'40"	584.00'	32.73'	16.37'	32.73'
C 23	04°22'04"	1025.00'	78.14'	39.09'	78.12'
C 24	01°16'38"	584.00'	13.02'	6.51'	13.02'
C 25	04°24'05"	575.00'	44.17'	22.10'	44.16'
C 26	76°04'15"	25.00'	33.19'	19.56'	30.81'
C 27	04°54'20"	584.00'	50.00'	25.02'	49.99'
C 28	22°36'24"	406.00'	160.19'	81.15'	159.15'
C 29	22°17'58"	150.00'	58.38'	29.56'	58.01'
C 30	19°07'21"	1043.00'	348.10'	175.69'	346.49'
C 31	01°56'21"	1043.00'	35.30'	17.65'	35.30'
C 32	02°46'59"	1043.00'	50.66'	25.34'	50.66'
C 33	00°29'06"	1043.00'	8.83'	4.42'	8.83'
C 34	02°09'52"	150.00'	5.67'	2.83'	5.67'
C 35	20°08'07"	150.00'	52.71'	26.63'	52.44'
C 36	19°07'21"	1034.00'	345.10'	174.17'	343.50'
C 37	04°22'04"	1034.00'	78.82'	39.43'	78.80'
C 38	01°53'46"	1034.00'	34.22'	17.11'	34.22'
C 39	01°58'58"	1034.00'	35.78'	17.89'	35.78'
C 40	09°49'00"	1034.00'	177.16'	88.80'	176.94'
C 41	01°03'33"	1034.00'	19.12'	9.56'	19.12'
C 42	09°49'00"	1025.00'	175.62'	88.02'	175.40'
C 43	158°45'35"	6.00'	16.62'	31.99'	11.79'
C 44	04°24'05"	566.00'	43.48'	21.75'	43.47'
C 45	93°34'12"	20.00'	32.66'	21.29'	29.15'
C 46	93°27'06"	20.00'	32.62'	21.24'	29.12'
C 47	09°49'00"	1025.00'	175.62'	88.02'	175.40'
C 48	90°25'37"	20.00'	31.57'	20.15'	28.39'
C 49	12°34'07"	566.00'	124.16'	62.33'	123.91'
C 50	24°06'38"	584.00'	245.75'	124.72'	243.94'
C 51	24°06'38"	575.00'	241.97'	122.80'	240.18'
C 52	12°34'07"	575.00'	126.14'	63.32'	125.88'
C 53	03°34'13"	575.00'	35.83'	17.92'	35.82'
C 54	27°34'57"	96.92'	46.66'	23.79'	46.21'
C 55	10°47'36"	96.92'	18.26'	9.16'	18.23'
C 56	14°07'30"	406.00'	100.09'	50.30'	99.84'
C 57	8°28'54"	406.00'	60.10'	30.11'	60.05'

LETTER	AREA
A	6192 Sq. Ft.
B	6596 Sq. Ft.
C	7090 Sq. Ft.
D	6874 Sq. Ft.
E	6478 Sq. Ft.
F	5951 Sq. Ft.
G	5800 Sq. Ft.
H	5834 Sq. Ft.
I	6539 Sq. Ft.
J	6473 Sq. Ft.
K	5872 Sq. Ft.
L	5913 Sq. Ft.
M	5057 Sq. Ft.
N	2912 Sq. Ft.
O	6198 Sq. Ft.
P	6088 Sq. Ft.
Q	5686 Sq. Ft.
R	5695 Sq. Ft.
S	5680 Sq. Ft.
T	5677 Sq. Ft.
U	5679 Sq. Ft.
V	5537 Sq. Ft.
W	5665 Sq. Ft.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 4

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 4 OF 4 SHEETS

DVCA0084

#156206 4of4 11/5/92

#2407 4-4

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5A

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Manager

Joe Wade
By: Joe Wade
Its: Chief Executive Officer

Patricia M. Wade
By: Patricia M. Wade
Its: President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Manager

By: Edward J. Johanson
Its: President

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 30, 2000
BY JOE WADE AND PATRICIA M. WADE AS CHIEF EXECUTIVE OFFICER AND PRESIDENT OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 10/26/02)

CONNIE M. MC CORMICK
Notary Public, State of Nevada
Appointment No. 94-5414-2
My Appt. Expires Oct 26, 2002

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 30, 2001
BY EDWARD JOHANSON AS PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 10/26/02)

CONNIE M. MC CORMICK
Notary Public, State of Nevada
Appointment No. 94-5414-2
My Appt. Expires Oct 26, 2002

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Mitch McQueary — 1-18-01
BY: MITCH MCQUEARY — DATE

HEALTH DIVISION

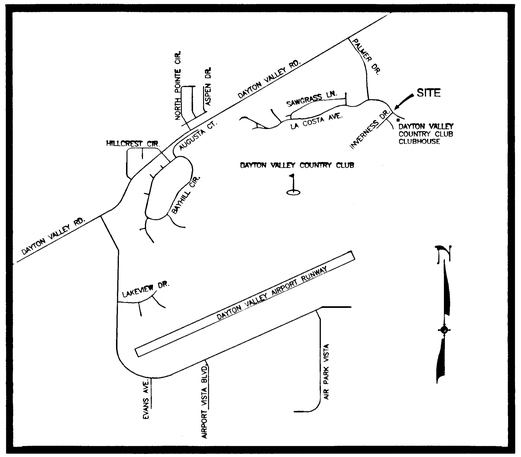
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Snow — 3/29/01
BY: — DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King P.E. — 4-18-01
BY: — DATE



VICINITY MAP
1"=2000'

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Karen Purcell, Deputy Clerk-Treas. — April 19, 2001
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

John M. Evasovic — 4/19/01
BY: DIRECTOR — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 19th DAY OF April, 2001, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Karen Purcell Deputy — 4-19-01
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

Mark Lee — 1-18-01
SIERRA PACIFIC POWER COMPANY — DATE

Brad Peterson — 1-18-01
SOUTHWEST GAS COMPANY — DATE

[illegible] — 1/18/01
NEVADA BELL — DATE

[illegible] — 4/5/01
DAYTON UTILITIES — DATE

Jim Dalgan — 1-18-01
AT&T CABLEVISION — DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 17 & 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 1-31-01.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

PROFESSIONAL SURVEYOR — STATE OF NEVADA — DON M. McHARG — No. 4787

1-31-01

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 17 AND 18, T16N, R22E, MDM AND THAT I AM SATISIFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

[illegible] — 4-19-01
FOR BY: LYON COUNTY ENGINEER — DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

[illegible] 4-19-01
PUBLIC WORKS DIRECTOR

[illegible]
LYON COUNTY UTILITIES MANAGER

John M. Evasovic 4/19/01
COMMUNITY DEVELOPMENT DIRECTOR

[illegible] 4-19-2001
ROADS SUPERINTENDENT

[illegible] 4-19-01
LYON COUNTY ASSESSOR
Representative

Mary Ellen Holley
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Inv. ON THIS 19th DAY OF April, 2001 AT 18 MINUTES PAST 9 O'CLOCK, A M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $47.00

Mary C. Milligan
LYON COUNTY RECORDER

FILE NO. 259889

Dawna L. Warr
BY: ~~MARY C. MILLIGAN, CHIEF~~ DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5A

SW 1/4 SECTION 17 & SE 1/4 SECTION 18, T16N, R22E, MDM

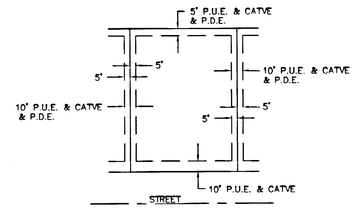
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\DVCC5\5APLAT.DWG ~ 4:32 PM • 11-JAN-2001

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

#-259889 1of2 4/19/01



TYPICAL LOT EASEMENTS

(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S 30°16'16" E	35.12
L2	N 28°17'09" E	35.94
L5	N 22°40'24" E	24.58
L6	N 08°54'09" W	4.57
L13	S 66°02'14" E	25.44

CURVE	DELTA	RADIUS	LENGTH	CHORD
C3	01°55'26"	330.67	11.10	11.10
C4	05°53'18"	330.67	33.98	33.97
C5	31°26'36"	10.00	5.49	5.42
C6	73°00'10"	37.67	48.00	44.82
C7	09°21'24"	37.67	6.15	6.14
C8	41°33'34"	10.00	7.25	7.10
C9	90°00'00"	20.00	31.42	28.28
C11	04°19'23"	474.33	35.79	35.78
C12	04°19'23"	500.00	37.73	37.72
C24	26°08'24"	33.67	15.36	15.23
C26	32°53'26"	10.00	5.74	5.66
C27	46°36'18"	20.00	16.27	15.82
C28	15°49'08"	125.00	34.51	34.40
C29	08°22'21"	175.00	25.57	25.55
C30	03°12'25"	175.00	9.80	9.79
C31	04°19'23"	524.33	39.56	39.55
C32	38°10'31"	10.00	6.66	6.54
C33	71°03'57"	33.67	41.76	39.14
C34	44°55'33"	33.67	26.40	25.73
C35	13°58'01"	45.50	11.09	11.06

LEGEND

- 18,17 / 19,20 — Fd. SECTION CORNER AS NOTED
- ⊥ OR ● — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
- ✠ — NGS CONTROL STATION AS NOTED
- ◉ — STREET MONUMENT TO BE SET
- ▲ — FOUND 5/8" REBAR PLS 8659
- ○ —+— — COMPUTED POINT, NOTHING SET
- (R) — RADIAL LINE
- [7777] — APPROXIMATE LOT AREA IN SQ. FT.

DAYTON VALLEY INVESTORS

COMLAW NO. 445 LIMITED

PORTION PARCEL 3
PARCEL MAP FILE NO. 232541
COMLAW NO. 445 LIMITED

NGS STATION "DAYTON"

N 36°58'21" E 23546.65 BASIS OF BEARINGS

NGS STATION "D 200 RESET 1976"

INVERNESS COURT (PRIVATE STREET)

POPPY HILLS COURT (PRIVATE STREET)

CYPRESS POINT DRIVE (PRIVATE STREET)

VARIABLE WIDTH S.D.E. & D.E.

10' S.D.E.

PROPOSED ACCESS & P.U.E.

17 [17481 SF] · 18 [10389 SF] · 19 [9061 SF] · 20 [9369 SF] · 21 [11375 SF] · 22 [9394 SF] · 16 [14421 SF] · 15 [12423 SF] · 14 [10754 SF] · 13 [9837 SF] · 12 [10485 SF] · 11 [9077 SF] · 10 [10727 SF] · 9 [11466 SF] · 8 [11340 SF] · 7 [16804 SF] · 6 [12081 SF] · 5 [10582 SF] · 4 [11332 SF] · 3 [12033 SF] · 2 [14056 SF] · 1 [14425 SF]

23 [8187 SF] · 24 [8187 SF] · 25 [8187 SF] · 26 [8187 SF] · 27 [8187 SF] · 28 [8187 SF] · 29 [8475 SF] · 30 [8739 SF] · 31 [9223 SF] · 32 [8279 SF] · 33 [8602 SF] · 34 [9398 SF] · 35 [8812 SF] · 36 [7840 SF]

TOTAL AREA = 10.76± AC.
TOTAL LOT AREA = 8.66± AC.
TOTAL R/W AREA = 2.10 ± AC.
TOTAL NUMBER LOTS = 36

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.
4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.
7. THE SEWER EASEMENT GRANTED BY DOCUMENT NO. 33811 IS HEREBY REVERTED TO THE OWNER IN FEE IN ACCORDANCE WITH PARAGRAPH 2 OF SAID DOCUMENT. THE SEWER LINE WAS CONSTRUCTED IN ANOTHER LOCATION AND AN EASEMENT WAS GRANTED BY PARCEL MAP FILE NUMBER 232541.

FOUND BRASS CAP

N 21°44'40" E 1663.23

PORTION PARCEL 3
PARCEL MAP FILE NO. 232541
COMLAW NO. 445 LIMITED

1"=40'

0 40 80 120 160 200

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 5A

SW 1/4 SECTION 17 & SE 1/4 SECTION 18, T16N, R22E, MDM

DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\DVCC5\5APLAT.DWG ~ 3:26 PM • 24-JAN-2001

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8556

SHEET 2 OF 2

#259889 2/2 4/19/01

DVCA0086

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5B

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC, a Nevada limited liability company
Its: Manager

By: Joe Wade
Its: Chief Executive Officer

By: Patricia M. Wade
Its: President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Manager

By: Edward Johanson
Its: President

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 9, 2002
BY JOE WADE AND PATRICIA M. WADE AS CHIEF EXECUTIVE OFFICER AND PRESIDENT OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 10/26/02)

CONNIE M. MC CORMICK
Notary Public, State of Nevada
Appointment No. 94-54162
My Appt. Expires Oct 26, 2002

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 11, 2002
BY EDWARD JOHANSON AS PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

BARBARA A. HUMBARGER
Notary Public, State of Nevada
Appointment No. 93-61359-2
My Appt. Expires March 15, 2004

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

BY: _____ DATE 5/15/02

HEALTH DIVISION

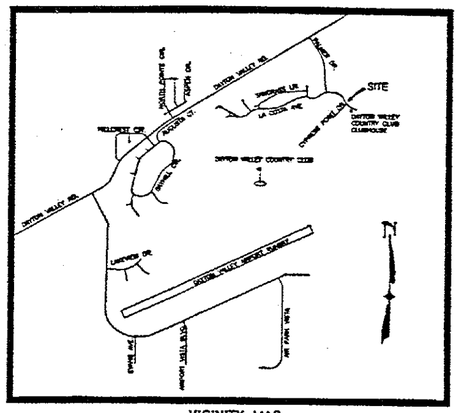
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

BY: _____ DATE 6/27/02

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

BY: _____ DATE 6-19-02



VICINITY MAP
1"=2000'

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan 7-2-02
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Ray Johnson 7-9-02
BY: DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 18th DAY OF July 20 02 BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Deborah Grade, deputy 7/18/02
NIKKI BRYAN, LYON COUNTY CLERK DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

_____ 5-15-02
SIERRA PACIFIC POWER COMPANY DATE

David Von Williams 5-15-02
SOUTHWEST GAS COMPANY DATE

Mike L. Kimball 5/16/02
NEVADA BELL DATE

_____ 6/21/02
DAYTON UTILITIES DATE

_____ 5-20-02
AT&T CABLEVISION DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 17 & 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 6-24-02

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 7-18-2003 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787 6-24-02

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 17 AND 18, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

_____ 07/05/02
BY: LYON COUNTY ENGINEER DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

_____ 07/05/02
PUBLIC WORKS DIRECTOR

_____ 7/2/02
LYON COUNTY UTILITIES MANAGER

John M. Eropoulos 7/17/02
COMMUNITY DEVELOPMENT DIRECTOR

_____ 7-12-02
ROADS SUPERINTENDENT

_____ 7/16/02
LYON COUNTY ASSESSOR Representative

_____ 5/13/02
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors ON THIS 18th DAY OF July 20 02 AT 14 MINUTES PAST 9 O'CLOCK A M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $16.00

Mary C. Milligan
LYON COUNTY RECORDER

FILE NO. 279801a

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5B

SW 1/4 SECTION 17 & SE 1/4 SECTION 18, T16N, R22E, MDM

DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\unit5b\5BPLAT.DWG

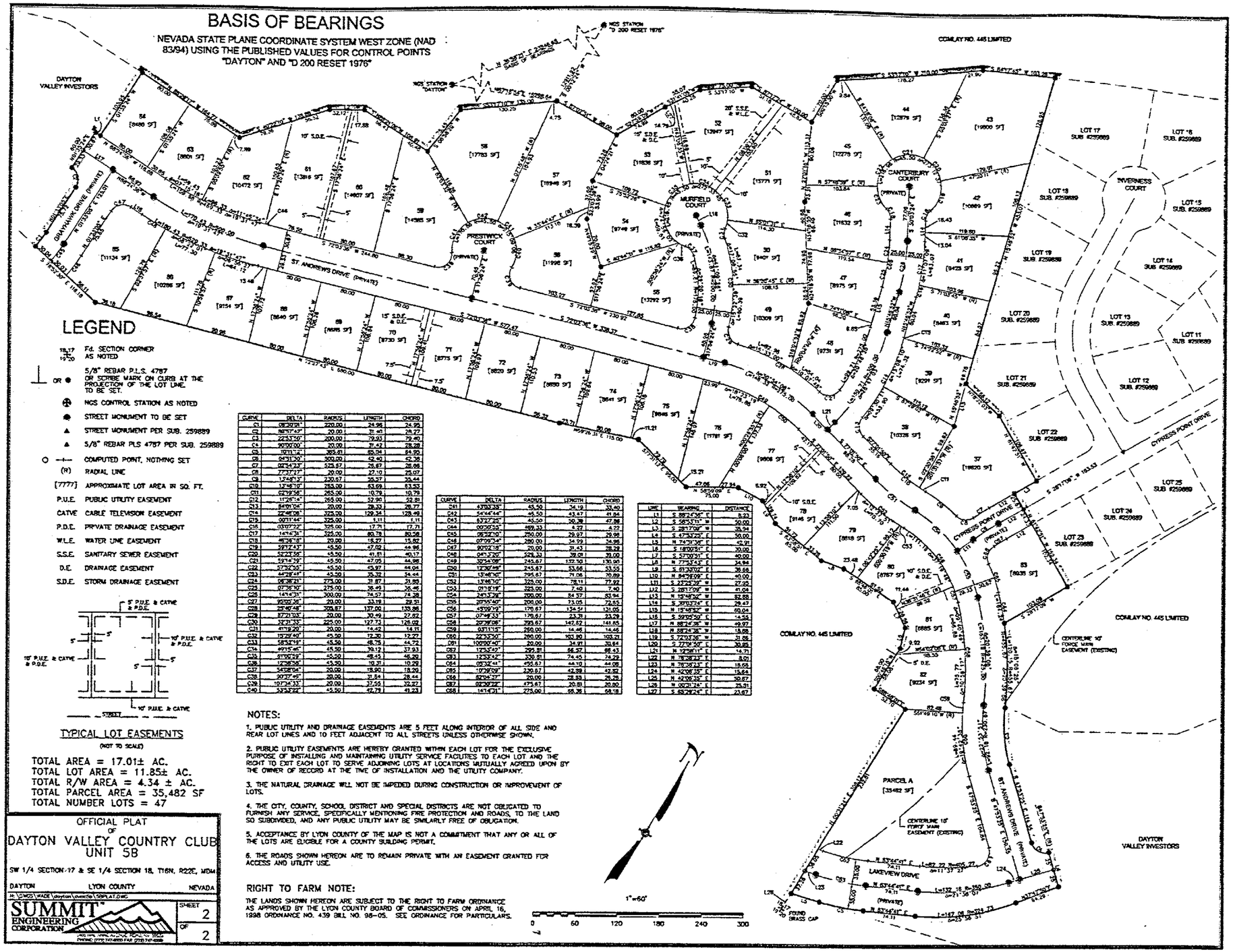
SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8556

SHEET 1 OF 2

DVCA0087

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"



LEGEND

- 18,17 / 19,20 — Fd. SECTION CORNER AS NOTED
- ⊥ OR ● — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE, TO BE SET.
- ⊕ — NGS CONTROL STATION AS NOTED
- ✹ — STREET MONUMENT TO BE SET
- ▲ — STREET MONUMENT PER SUB. 259889
- ▲ — 5/8" REBAR PLS 4787 PER SUB. 259889
- O —+— — COMPUTED POINT, NOTHING SET
- (R) — RADIAL LINE
- [7777] — APPROXIMATE LOT AREA IN SQ. FT.
- P.U.E. — PUBLIC UTILITY EASEMENT
- CATVE — CABLE TELEVISION EASEMENT
- P.D.E. — PRIVATE DRAINAGE EASEMENT
- W.L.E. — WATER LINE EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- D.E. — DRAINAGE EASEMENT
- S.D.E. — STORM DRAINAGE EASEMENT

TYPICAL LOT EASEMENTS

(NOT TO SCALE)

TOTAL AREA = 17.01± AC.
TOTAL LOT AREA = 11.85± AC.
TOTAL R/W AREA = 4.34 ± AC.
TOTAL PARCEL AREA = 35,482 SF
TOTAL NUMBER LOTS = 47

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	06°30'01"	220.00	24.96	24.95
C2	80°57'47"	20.00	31.46	28.27
C3	22°53'09"	200.00	79.93	79.40
C4	90°00'00"	20.00	31.42	28.28
C5	10°11'14"	365.81	65.04	64.95
C6	04°31'39"	800.00	62.60	62.58
C7	09°34'23"	525.87	26.67	26.66
C8	77°37'27"	20.00	27.10	25.07
C9	17°48'13"	220.67	68.57	68.44
C10	13°46'10"	263.00	63.69	63.53
C11	02°19'56"	265.00	10.79	10.79
C12	11°26'14"	265.00	52.90	52.81
C13	84°91'04"	20.00	28.33	26.77
C14	22°48'08"	325.00	129.34	128.49
C15	00°31'44"	225.00	2.11	2.11
C16	03°07'22"	325.00	17.71	17.71
C17	14°14'24"	325.00	80.78	80.58
C18	48°36'18"	20.00	15.82	15.82
C19	39°17'43"	45.50	47.02	44.96
C20	52°21'56"	45.50	41.81	40.17
C21	59°14'19"	45.50	47.05	44.98
C22	57°52'05"	45.50	45.97	44.04
C23	54°28'44"	45.50	43.26	41.65
C24	06°36'21"	275.00	31.87	31.85
C25	07°36'30"	275.00	36.49	36.46
C26	14°14'24"	300.00	74.57	74.38
C27	90°00'36"	20.00	33.19	29.51
C28	29°46'48"	306.87	137.00	135.86
C29	87°21'33"	20.00	30.49	27.62
C30	21°31'35"	225.00	127.72	126.02
C31	41°19'20"	20.00	14.42	14.11
C32	19°29'40"	45.50	12.30	12.27
C33	58°53'19"	45.50	46.79	44.72
C34	49°15'46"	45.50	39.12	37.93
C35	61°00'29"	45.50	48.45	46.20
C36	12°38'36"	45.50	10.31	10.29
C37	54°28'04"	20.00	18.90	18.20
C38	90°37'46"	20.00	31.64	28.44
C39	107°34'33"	20.00	37.55	32.27
C40	53°53'22"	45.50	42.79	41.23

CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	43°03'35"	45.50	34.19	33.40
C42	54°44'44"	45.50	43.47	41.84
C43	63°27'11"	45.50	50.38	47.86
C44	00°26'55"	989.33	8.22	8.22
C45	08°52'10"	750.00	29.97	29.96
C46	07°09'34"	280.00	34.99	34.96
C47	90°02'18"	20.00	31.43	28.29
C48	04°13'20"	529.33	39.01	39.00
C49	30°54'09"	245.67	132.50	130.90
C50	12°30'48"	245.67	53.66	53.55
C51	13°46'10"	295.67	71.06	70.89
C52	13°46'10"	325.00	78.11	77.92
C53	01°18'19"	325.00	7.40	7.40
C54	245°37'29"	200.00	84.57	83.94
C55	20°55'40"	200.00	73.05	72.65
C56	45°09'19"	170.67	134.54	131.05
C57	07°46'33"	170.67	23.31	23.29
C58	29°29'08"	295.67	152.42	148.83
C59	03°11'15"	260.00	14.46	14.46
C60	22°33'20"	260.00	102.90	102.21
C61	100°00'40"	20.00	34.91	30.64
C62	12°53'49"	295.81	66.57	66.43
C63	12°53'49"	330.81	74.45	74.29
C64	05°32'41"	455.67	44.10	44.08
C65	10°09'09"	220.67	42.08	42.02
C66	82°04'37"	20.00	28.65	26.26
C67	09°29'22"	475.67	20.81	20.80
C68	14°14'24"	275.00	68.36	68.19

LINE	BEARING	DISTANCE
L1	S 89°24'36" E	8.23
L2	S 58°57'11" W	50.00
L3	S 28°17'09" W	38.54
L4	S 47°33'25" E	50.00
L5	N 74°39'36" E	42.91
L6	S 18°09'51" E	30.00
L7	S 27°30'31" E	40.00
L8	N 77°34'42" E	34.84
L9	S 81°37'02" E	36.66
L10	N 84°57'09" E	40.00
L11	S 27°29'39" W	27.95
L12	S 28°17'09" W	41.04
L13	N 15°48'52" W	52.88
L14	S 30°10'24" E	29.47
L15	N 15°48'52" W	60.04
L16	S 59°55'50" E	14.58
L17	N 88°24'36" E	49.97
L18	N 88°24'36" E	19.88
L19	S 72°03'36" W	31.08
L20	S 27°09'50" E	30.85
L21	N 12°36'11" E	14.71
L22	N 78°38'23" E	8.01
L23	N 78°38'23" E	18.68
L24	N 42°08'35" E	19.64
L25	N 42°08'35" E	50.67
L26	N 00°31'26" E	25.31
L27	S 83°29'24" E	23.67

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.
4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5B

SW 1/4 SECTION 17 & SE 1/4 SECTION 18, T16N, R22E, MDM

DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\dvcc5b\SBPLAT.DWG

SUMMIT ENGINEERING CORPORATION

SHEET 2 OF 2

DVCA0088

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5C

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Joe Wade
Its: MANAGER, MEMBER AND OWNER

By: Patricia SNYDER
Its: MANAGER, MEMBER AND OWNER

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member

BY: LAKEMONT HOMES NEVADA, INC. A NEVADA CORPORATION
ITS: MANAGING MEMBER

BY: GREG FEITZMEIER
ITS: DIVISION PRESIDENT

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-15-03
BY JOE WADE AND PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 2-05-06)

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-15-03
BY GREG FEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

BARBARA A. HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires March 15, 2004

TITLE COMPANY'S CERTIFICATE

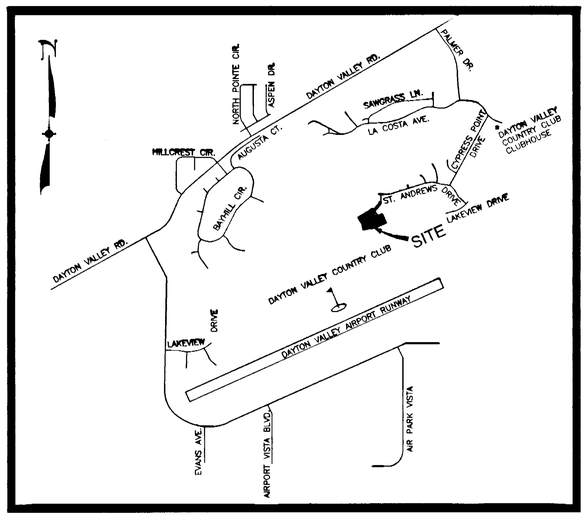
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Wayne G. Bergevin — 08/22/03
WAYNE G. BERGEVIN — DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Drew — 10/14/03
BY: RICHARD P. DREW — DATE



VICINITY MAP
(NOT TO SCALE)

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan — 11-5-03
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

CED — 10-14-03
BY: — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 6TH DAY OF NOVEMBER, 20 03, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan — 11-6-03
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY	8-22-03 DATE
SOUTHWEST GAS COMPANY LARRY GIBSON	8/22/03 DATE
NEVADA BELL	8/22/03 DATE
DAYTON UTILITIES	DATE
M&T CABLEVISION	9-3-03 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC. & THREE-J, INC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 9-25-03.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 9-25-04 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — DON M. McHARG — EXPIRES 12/31/03 — No. 4787

9-25-03

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 17 AND 18, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER — 10/28/03 DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King, P.E. — 9-15-03
BY: JASON KING — DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

10/28/03 PUBLIC WORKS DIRECTOR	10/28/03 LYON COUNTY UTILITIES MANAGER
11/5/03 COMMUNITY DEVELOPMENT DIRECTOR	10/28/03 ROADS SUPERINTENDENT
11/5/03 LYON COUNTY ASSESSOR	8/28/03 LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Inv. ON THIS 7TH DAY OF November, 20 03, AT 47 MINUTES PAST 9 O'CLOCK, A M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $16.00 — Mary C. Milligan, LYON COUNTY RECORDER

FILE NO. 307894 — Dawna L. Warr, BY: DAWNA L. WARR, ~~CHIEF~~ DEPUTY

4:22 PM • 20-AUG-2003

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5C

A DIVISION OF PORTIONS OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

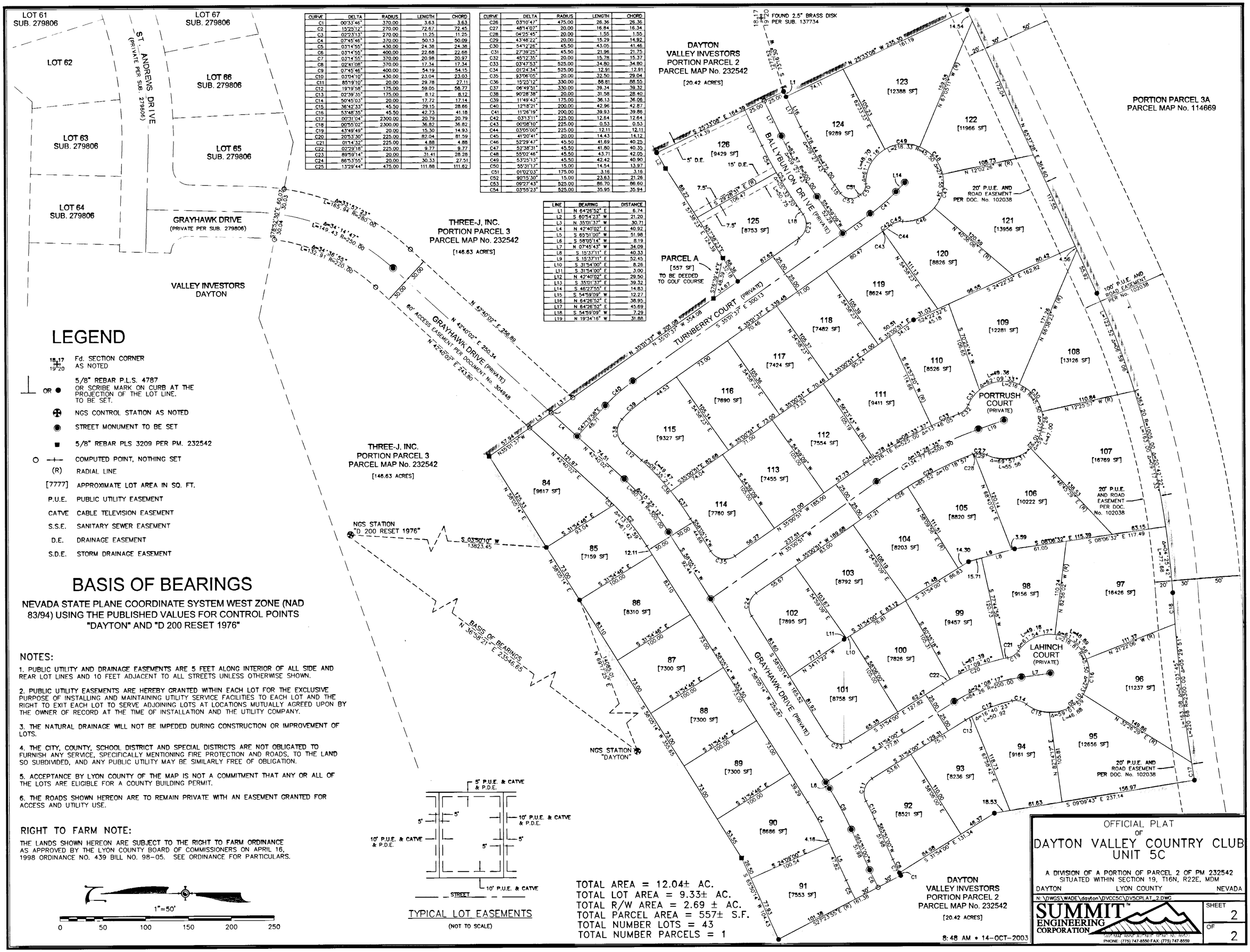
N:\DWGS\WADE\dayton\DVCC5C\DV5CPLAT.DWG

SUMMIT ENGINEERING CORPORATION
SURVEYING • PLANNING
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

DVCA0089

#307894 1 of 2 11/07/03



CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°33'46"	370.00	3.63	3.63
C2	15°25'12"	270.00	72.67	72.45
C3	02°23'13"	270.00	11.25	11.25
C4	07°45'46"	370.00	50.13	50.09
C5	03°14'55"	430.00	24.38	24.38
C6	03°14'55"	400.00	22.68	22.68
C7	03°14'55"	370.00	20.98	20.97
C8	02°41'08"	370.00	17.34	17.34
C9	07°45'46"	400.00	54.19	54.15
C10	03°04'10"	430.00	23.04	23.03
C11	85°19'10"	20.00	29.78	27.11
C12	19°19'58"	175.00	59.05	58.77
C13	02°39'35"	175.00	8.12	8.12
C14	50°45'03"	20.00	17.72	17.14
C15	36°42'33"	45.50	29.15	28.66
C16	53°48'35"	45.50	42.73	41.18
C17	00°31'04"	2300.00	20.79	20.79
C18	00°55'02"	2300.00	36.82	36.82
C19	43°49'49"	20.00	15.30	14.93
C20	20°53'30"	225.00	82.04	81.59
C21	01°14'32"	225.00	4.88	4.88
C22	02°29'18"	225.00	9.77	9.77
C23	89°59'14"	20.00	31.41	28.28
C24	86°53'55"	20.00	30.33	27.51
C25	13°29'44"	475.00	111.88	111.62

CURVE	DELTA	RADIUS	LENGTH	CHORD
C26	03°10'47"	475.00	26.36	26.36
C27	48°14'07"	20.00	16.84	16.34
C28	04°25'45"	20.00	1.55	1.55
C29	43°48'22"	20.00	15.29	14.92
C30	54°12'28"	45.50	43.05	41.46
C31	27°39'25"	45.50	21.96	21.75
C32	45°12'35"	20.00	15.78	15.37
C33	03°47'53"	525.00	34.80	34.80
C34	01°24'34"	525.00	12.91	12.91
C35	93°06'05"	20.00	32.50	29.04
C36	15°25'12"	330.00	88.81	88.55
C37	06°49'51"	330.00	39.34	39.32
C38	90°28'38"	20.00	31.58	28.40
C39	11°49'43"	175.00	36.13	36.06
C40	12°18'21"	200.00	42.96	42.87
C41	11°26'19"	200.00	39.93	39.86
C42	03°13'11"	225.00	12.64	12.64
C43	00°08'10"	225.00	0.53	0.53
C44	03°05'00"	225.00	12.11	12.11
C45	41°20'41"	20.00	14.43	14.12
C46	52°29'47"	45.50	41.69	40.25
C47	52°38'31"	45.50	41.80	40.35
C48	55°02'46"	45.50	43.71	42.05
C49	53°25'13"	45.50	42.42	40.90
C50	55°31'17"	15.00	14.54	13.97
C51	01°02'03"	175.00	3.16	3.16
C52	90°15'30"	15.00	23.63	21.26
C53	09°27'43"	525.00	86.70	86.60
C54	03°55'23"	525.00	35.95	35.94

LINE	BEARING	DISTANCE
L1	N 64°26'52" E	6.74
L2	S 60°54'23" W	21.20
L3	N 35°01'37" W	30.71
L4	N 42°40'02" E	40.92
L5	S 89°51'00" W	51.98
L6	S 58°05'14" W	8.19
L7	N 07°45'43" W	34.09
L8	S 15°37'11" E	40.33
L9	S 15°37'11" E	52.45
L10	S 31°54'00" E	8.26
L11	S 31°54'00" E	3.00
L12	N 42°40'02" E	29.50
L13	S 35°01'37" E	39.32
L14	S 46°27'55" E	14.83
L15	S 54°59'09" W	12.27
L16	N 64°26'52" E	38.95
L17	N 64°26'52" E	45.69
L18	S 54°59'09" W	7.29
L19	N 19°34'16" W	31.88

LEGEND

18.17 / 19°20	Fd. SECTION CORNER AS NOTED
OR ●	5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
✠	NGS CONTROL STATION AS NOTED
◉	STREET MONUMENT TO BE SET
■	5/8" REBAR PLS 3209 PER PM. 232542
○ —+—	COMPUTED POINT, NOTHING SET
(R)	RADIAL LINE
[7777]	APPROXIMATE LOT AREA IN SQ. FT.
P.U.E.	PUBLIC UTILITY EASEMENT
CATVE	CABLE TELEVISION EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM DRAINAGE EASEMENT

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

1"=50'

0 50 100 150 200 250

TYPICAL LOT EASEMENTS

(NOT TO SCALE)

TOTAL AREA = 12.04± AC.
TOTAL LOT AREA = 9.33± AC.
TOTAL R/W AREA = 2.69 ± AC.
TOTAL PARCEL AREA = 557± S.F.
TOTAL NUMBER LOTS = 43
TOTAL NUMBER PARCELS = 1

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 5C

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC5C\DV5CPLAT_2.DWG

SUMMIT ENGINEERING CORPORATION
5741 Kietzke Lane, Suite 200, Reno, Nevada 89511
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

8:48 AM • 14-OCT-2003

DVCA0090

#307894 2of2 11/07/03

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5D

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Managing Manager

Joe Wade
By: Joe Wade
Its: Manager, Member, and Owner

Patricia M. Snyder
By: Patricia M. Snyder
Its: Manager, Member, and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

Greg Peitzmeier
By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY JOE WADE AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

STEWART TITLE OF ~~NORTHERN NEVADA~~ CARSON CITY

Wayne G. Bergevin
BY: WAYNE G. BERGEVIN
TITLE: CHIEF TITLE OFFICER

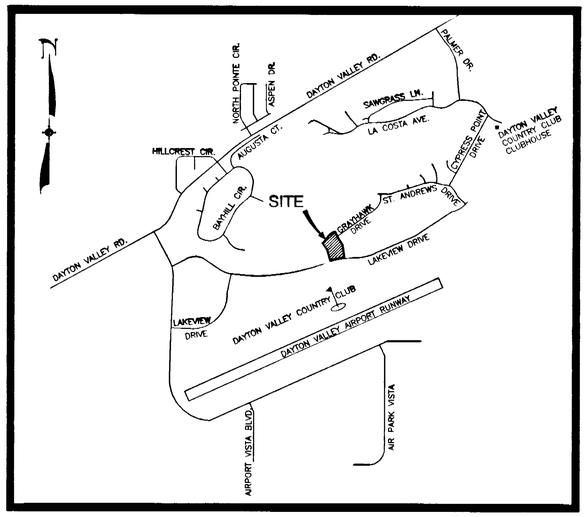
07/20/04
DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Arrow
BY:

7/30/04
DATE



VICINITY MAP
(NOT TO SCALE)

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Karen Russell, Deput Clerk Treas
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER

9-7-04
DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

BY:

9-14-04
DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 7TH DAY OF OCTOBER 2004, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan, by Tricia Umphries
NIKKI BRYAN, LYON COUNTY CLERK

10-7-04
DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 5-21-04 DATE

SOUTHWEST GAS COMPANY — 5/21/04 DATE

NEVADA BELL TELEPHONE COMPANY
DBA SBC NEVADA — 5/21/2004 DATE

AT&T CABLEVISION — 5-24-04 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 7-30-04

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 9-30-05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — DON M. McHARG — EXPIRES 12/31/05 — No. 4787

7-30-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 19, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER

9/2/04
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King, P.E.
BY: JASON KING

7-7-04
DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

N/A
PUBLIC WORKS DIRECTOR

Mike Workman 8/9/04
LYON COUNTY UTILITIES MANAGER

Nick Malanchik 9/1/04
COMMUNITY DEVELOPMENT DIRECTOR

Rod Wid 7-28-2004
ROADS MANAGER

Charlotte Tess 9-7-04
LYON COUNTY ASSESSOR Representative

Greg Salaro 5/24/04
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF D.V. Investors ON THIS 7TH DAY OF October, 2004, AT 50 MINUTES PAST 3 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $64.00

FILE NO. 332794

Mary C. Milligan
LYON COUNTY RECORDER

Dawna L. Warr
BY: DAWNA L. WARR, ~~CHIEF~~ DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5D

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\DVCC5D7B\DVCC5DPLAT.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8556

SHEET 1 OF 2

10:48 AM • 20-MAY-2004

#332794 1of2 10/7/04

LEGEND

- 18,17 / 19,20 — Fd. SECTION CORNER AS NOTED
- OR ● — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
- ▲ — 5/8" REBAR PLS 4787 PER SUB. 307894
- NGS CONTROL STATION AS NOTED
- STREET MONUMENT TO BE SET
- ■ — 5/8" REBAR PLS 3209 PER PM. 232542
- O —+— COMPUTED POINT, NOTHING SET
- (R) RADIAL LINE
- [7777] APPROXIMATE LOT AREA IN SQ. FT.
- P.U.E. PUBLIC UTILITY EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. STORM DRAINAGE EASEMENT

CURVE	DELTA	RADIUS	LENGTH	CHORD
C2	111°42'46"	20.00	39.00	33.11
C3	54°52'05"	20.00	19.15	18.43
C4	40°44'48"	20.00	14.22	13.93
C5	84°09'06"	20.00	29.37	26.80
C6	03°14'58"	400.00	22.69	22.68
C7	00°33'46"	370.00	3.63	3.63
C8	10°51'23"	45.50	8.62	8.61
C9	00°28'56"	361.06	3.04	3.04

LINE	BEARING	DISTANCE
L1	S 61°38'42" W	13.37

NGS STATION "D 200 RESET 1976"

N 36°58'21" E 2354.85 BASIS OF BEARINGS

S 06°04'42" W 1421.78

THREE-J, INC.
PORTION PARCEL 3
PARCEL MAP No. 232542

S 65°50'14" W 75.57

S 48°50'14" W 70.00 — 56.49

S 37°50'14" W 70.00 — 57.04

S 37°50'14" W 57.96

N 69°53'29" E 1341.90

NGS STATION "DAYTON"

S 37°38'29" W 59.00

S 43°44'38" W 57.41

S 46°14'31" E 104.20

S 52°21'06" E 99.68

1 [8442 SF]

2 [8550 SF]

3 [8745 SF]

4 [7856 SF]

5 [13989 SF]

6 [15235 SF]

7 [15229 SF]

8 [11049 SF]

9 [9905 SF]

10 [9642 SF]

S 36°50'38" E 109.75

L=70.89 Δ=09°26'43"

L=70.53 Δ=09°23'53"
L=385.76 Rc=430.00 Δ=24°45'05"

L=44.34 Δ=05°54'30"

37.15

S 37°50'00" W 62.33

25.18

L=88.53 Rc=218.94 Δ=23°09'34"

L=94.82 Rc=300.00 Δ=18°06'35"

L=112.93 Rc=361.06 Δ=17°55'15"
L=109.89 Rc=17°26'19"

101.74 S 35°43'08" E 153.49

23.96

25.79

108.08 S 15°11'21" E 212.28

104.61

N 55°29'29" E 113.68

N 00°09'46" W 117.93

L=176.07 Δ=04°23'10"
L=282.10 R=2300.00 Δ=07°01'41"

L=105.03 Δ=02°38'29"

20.00

30.00

50.00

PORTION PARCEL 3A
PARCEL MAP No. 114669

DAYTON VALLEY INVESTORS
PORTION PARCEL 2
PARCEL MAP No. 232542

GRAYHAWK DRIVE (PRIVATE)

GRAYHAWK DRIVE (PRIVATE PER SUB. 307894)

ST. GEORGE'S COURT (PRIVATE)

LAHINCH COURT (PRIVATE PER SUB. 307894)

LOT 89 SUB. 307894

LOT 90 SUB. 307894

LOT 91 SUB. 307894

LOT 92 SUB. 307894

LOT 93 SUB. 307894

LOT 94 SUB. 307894

LOT 95 SUB. 307894

LOT 96 SUB. 307894

LOT 100 SUB. 307894

LOT 101 SUB. 307894

S 27°24'55" E 161.38

30.00

S 31°54'00" E 137.74

97.39

S 73°37'38" W 2156.10

FOUND 2.5" BRASS DISK PER SUB. 137734 18,17 / 19,20

119.22 S 66°05'41" W

112.37 S 82°14'33" W

S 43°49'09" E 237.14

145.05

60.20

38.88

148.60 N 39°55'21" W

20' P.U.E. AND ROAD EASEMENT PER DOC. No. 102038

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

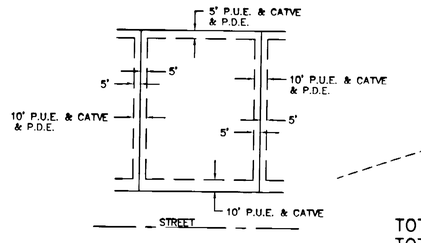
6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

1"=30'

0 30 60 90 120 150



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

TOTAL AREA = 3.18± AC.
TOTAL LOT AREA = 2.49± AC.
TOTAL R/W AREA = 29,836 ± SF.
TOTAL NUMBER LOTS = 10

11:15 AM • 20-MAY-2004

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 5D

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC5D7B\DVCC5DPLAT.DWG

SUMMIT ENGINEERING CORPORATION
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

DVCA0092

#332794 2of2 10/7/04

OFFICIAL PLAT OF

DAYTON VALLEY COUNTRY CLUB

UNIT 5E

A DIGITAL COPY OF THIS PLAT HAS BEEN SENT TO THE G.I.S. DEPT.

KERRY PAGE

KERRY PAGE, PLANNING ASST.

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Joe Wade
Its: Manager, Member and Owner

By: Patricia Snyder
Its: Manager, Member and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Lakemont Homes Nevada, Inc., a Nevada Corporation
Its: Managing Member

By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF CALIFORNIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 22, 2005
BY JOE WADE AND PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public, State of Nevada
Appointment No 00-61389-2
My Appt Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 22, 2005
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HUNSAKER
Notary Public, State of Nevada
Appointment No 00-61389-2
My Appt Expires Mar 15, 2008

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Wayne G. Bergevin — 06-21-05
BY: WAYNE G. BERGEVIN CTO — DATE

NEVADA BUREAU OF SAFE DRINKING WATER

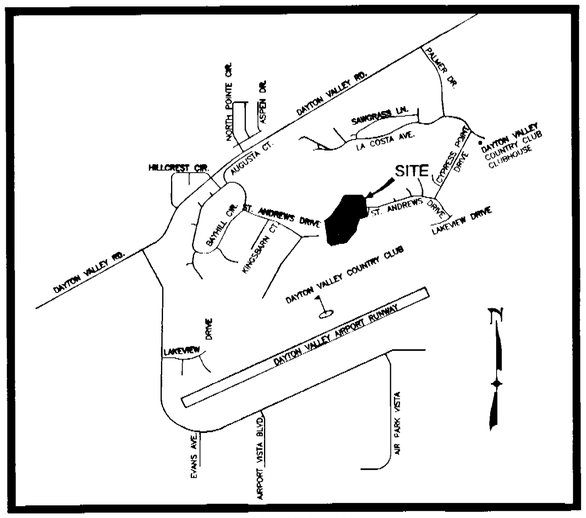
THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew — 02/07/06
BY: RICHARD P DREW — DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Robert H. Zeislft, P.E. — 12/9/2005
BY: ROBERT H. ZEISLOFT — DATE



VICINITY MAP
NOT TO SCALE

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP. 16-361-54

Nikki Bryan by Kari M. Smith, deputy — 4-6-06
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

C. ROBERTS — 3-17-06
BY: — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 6th DAY OF April, 20 06, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan by Kari M. Smith, deputy — 4-6-06
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY MICHAEL PEACE — 6-21-05 DATE

SOUTHWEST GAS COMPANY LARRY GIBSON — 6/16/05 DATE

NEVADA BELL TELEPHONE COMPANY D/B/A SBC NEVADA — 6/17/05 DATE

CHARTER COMMUNICATIONS — 6-21-05 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF SECTION 18 AND THE NW 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 6-14-05.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

STATE OF NEVADA — DON M. McHARG — EXPIRES 12/31/05 — No. 4787 — SURVEYOR

6-14-05

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE SW 1/4 OF SECTION 18 ABD THE TW 1/4 SECTION 19, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

CHAS MACQUARIE — 3/16/06
BY: LYON COUNTY ENGINEER — DATE

LYON COUNTY AND FIRE-DISTRICT REVIEW

DONNA MAISTAPOMME, PLANNING ~~DEVELOPMENT~~ DIRECTOR

H. MICHAEL GLASS
LYON COUNTY ASSESSOR

MIKE WORKMAN
LYON COUNTY UTILITIES MANAGER

GARY FRIED
ROADS MANAGER

CHUCK RITTER
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors, LLC ON THIS 6th DAY OF April, 20 06, AT 02 MINUTES PAST 2 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $64.00

Mary C. McGregor
LYON COUNTY RECORDER

FILE NO. 379116

BY:

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5E
A DIVISION OF A PORTION OF
PARCEL 1 OF PARCEL MAP FILE No. 232542
SW 1/4 OF SEC 18 AND NW 1/4 SEC 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\DVCC5E\DVCC5E_PLAT.DWG

SUMMIT ENGINEERING CORPORATION
5107 MAE ANNE AVENUE RENO, NV 89523
PHONE (775) 747-8550 FAX (775) 747-8599

SHEET 1 OF 2

9:25 AM • 14-JUN-2005

#379116 1of2 4/6/06

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

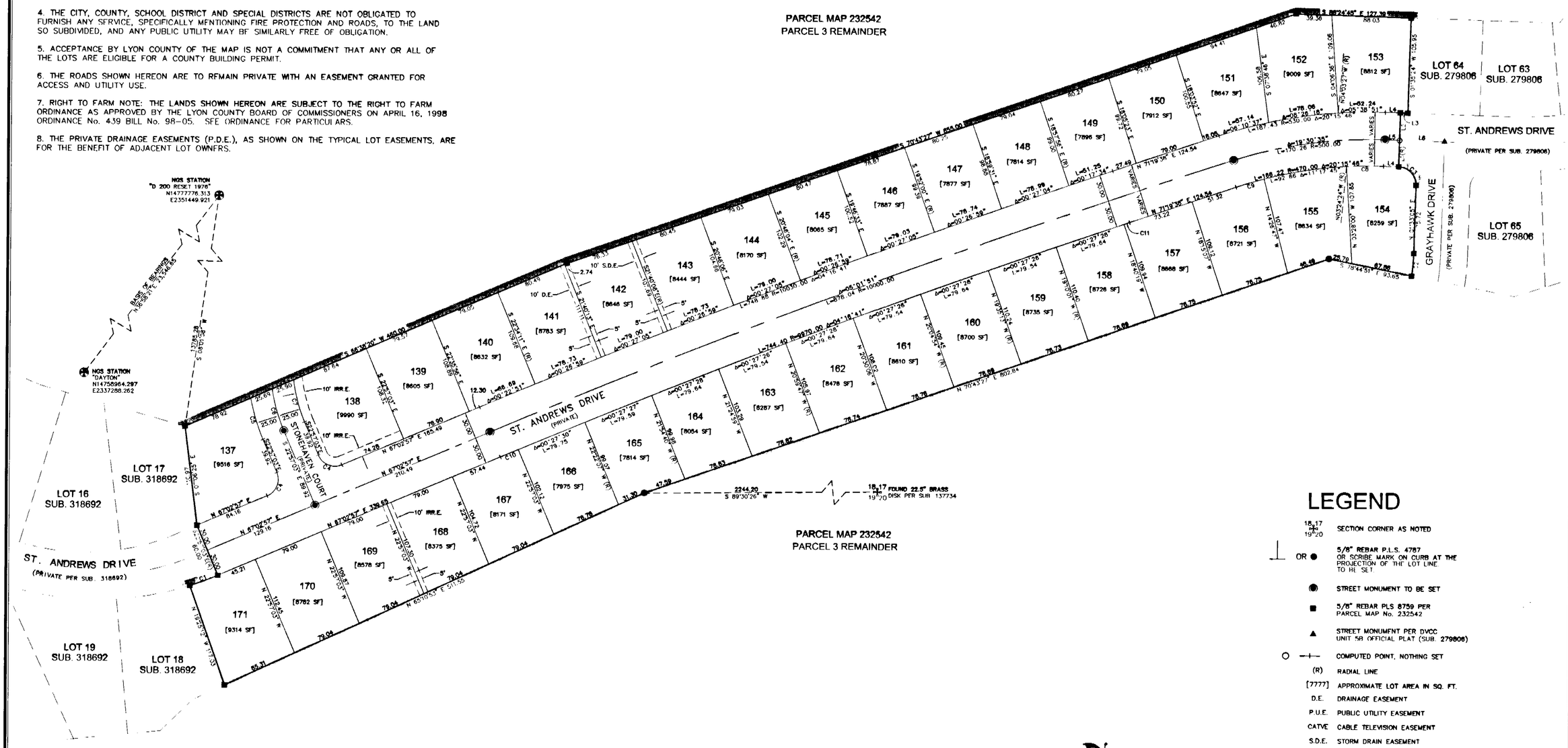
7. RIGHT TO FARM NOTE: THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE No. 439 BILL No. 98-05. SEE ORDINANCE FOR PARTICULARS.

8. THE PRIVATE DRAINAGE EASEMENTS (P.D.E.), AS SHOWN ON THE TYPICAL LOT EASEMENTS, ARE FOR THE BENEFIT OF ADJACENT LOT OWNERS.

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	05°29'25"	343.34	32.90	32.89
C2	06°30'01"	220.00	24.96	24.95
C3	89°57'42"	20.00	31.40	28.27
C4	90°00'00"	20.00	31.42	28.28
C5	12°09'41"	225.00	47.76	47.67
C6	13°45'50"	200.00	48.04	47.93
C7	15°50'27"	175.00	48.38	48.23
C8	04°59'48"	470.00	40.99	40.97
C9	03°58'13"	470.00	32.57	32.56
C10	00°03'28"	9970.00	21.56	21.56
C11	00°02'11"	9970.00	6.33	6.33

LINE	BEARING	DISTANCE
L1	N 01°35'00" E	29.33
L2	N 01°35'46" E	30.67
L3	S 88°24'36" E	8.23
L4	N 88°24'36" W	16.82
L5	N 88°24'36" W	16.26
L6	N 88°24'36" W	49.97

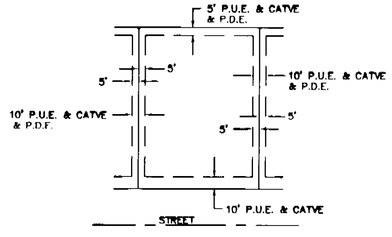
PARCEL MAP 232542
PARCEL 3 REMAINDER



PARCEL MAP 232542
PARCEL 3 REMAINDER

LEGEND

- 18_17 / 19_20 — SECTION CORNER AS NOTED
- ⊥ OR ● — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET
- ◉ — STREET MONUMENT TO BE SET
- ■ — 5/8" REBAR PLS 8759 PER PARCEL MAP No. 232542
- ▲ — STREET MONUMENT PER DVCC UNIT 5B OFFICIAL PLAT (SUB. 279806)
- O —+— COMPUTED POINT, NOTHING SET
- (R) RADIAL LINE
- [7777] APPROXIMATE LOT AREA IN SQ. FT.
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- DVCC DAYTON VALLEY COUNTRY CLUB
- IRR.E. IRRIGATION LINE EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT

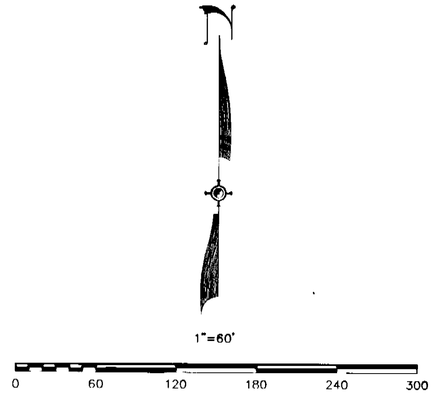


TYPICAL LOT EASEMENTS
(NOT TO SCALE)

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

TOTAL NUMBER LOTS = 35
TOTAL AREA = 8.89± ACRES
TOTAL LOT AREA = 6.83± ACRES
TOTAL PRIVATE R/W AREA = 2.06± ACRES



OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 5E

A DIVISION OF A PORTION OF
PARCEL 1 OF PARCEL MAP FILE No. 232542
SW 1/4 OF SEC 18 AND NW 1/4 SEC 19, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC5E\DVCC5E_PLAT.DWG 8:16 AM • 04-JAN-2006

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE RENO, NV 89523
PHONE (775) 747-8550 FAX (775) 747-8556

SHEET 2 OF 2

DVCA0094

#379116 2&2 4/6/06

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 6A

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Manager

Joe Wade
By: Joe Wade
Its: Chief Executive Officer

Patricia M. Wade
By: Patricia M. Wade
Its: President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Manager

By: Edward Johnson
Its: President

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 4, 2001
BY JOE WADE AND PATRICIA M. WADE AS CHIEF EXECUTIVE OFFICER AND PRESIDENT OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

M. GUTRIDGE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 99-57764 - Expires December 15, 2003

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 12-15-03)

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 10, 2001
BY EDWARD JOHANSON AS PRESIDENT OF
LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

BARBARA A. HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires March 15, 2004

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Mitch McQueary — 3-29-01
BY: MITCH McQUEARY — DATE

HEALTH DIVISION

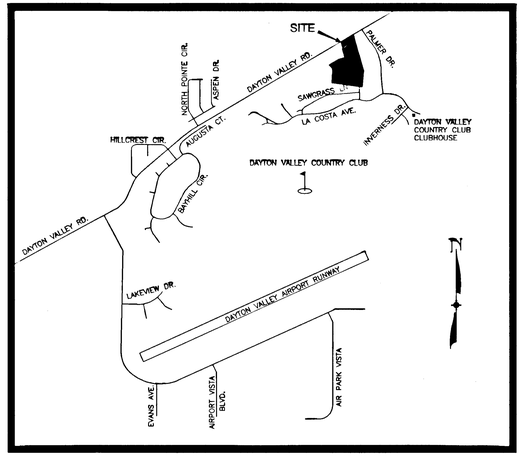
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Duerr — 4/13/01
BY: — DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Tracy Taylor P.E. — 4-24-01
BY: — DATE



VICINITY MAP
NOT TO SCALE

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Dawn Purcell Deputy Clk. Treas — April 30 2001
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Janet Blair Hemenway — May 3, 2001
BY: — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 3rd DAY OF May, 20 01, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan, by Karen M. Seitz, deputy — 5-03-01
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDEDRSIGNED PUBLIC UTILITY COMPANIES.

Mimi Lin — 3-29-01
SIERRA PACIFIC POWER COMPANY — DATE

LARRY GIBSON — 3/29/01
SOUTHWEST GAS COMPANY — DATE

Robert Edwards — 4/4/01
NEVADA BELL — DATE

4/24/01
DAYTON UTILITIES — DATE

Jim Daly — 3-29-01
AT&T CABLEVISION — DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, ERTIFIY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNTER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 4-20-01

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 4/25/02 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR
DON M McHARG
No 4787
STATE OF NEVADA

4-20-01

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE E½ SEC 18, T16N, R22E. MDM AND THAT I AM SATISIFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER — 4-26-01 DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

for Tom Tan 5-3-01 — 4/24/01
PUBLIC WORKS DIRECTOR — LYON COUNTY UTILITIES MANAGER

John M. Evasovic 5/3/01 — 5-1-01
COMMUNITY DEVELOPMENT DIRECTOR — ROADS SUPERINTENDENT

Charlotte Kino 5-2-01 — Mary Ellen Dolly 3/29/01
LYON COUNTY ASSESSOR Representative — LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors ON THIS 3rd DAY OF May, 20 01, AT 54 MINUTES PAST 10 O'CLOCK, A M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $50.40 — Mary C. Williams
LYON COUNTY RECORDER

FILE NO. 260514 — BY: MARY C. MILLIGAN, CHIEF DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 6A

EAST 1/2 OF SECTION 18, T16N, R22E, MDM

DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\DVCC6\DVCC6A\DVBAPLAT.DWG ~ 4:51 AM • 23-MAY-01

SUMMIT™ ENGINEERING CORPORATION
5405 MAE ANNE AVE. RENO, NV. 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

DVCA0095

#260514 1052 5/3/01

LEGEND

- 18 1/17 — QUARTER CORNER AS NOTED
- ⊥ OR ● — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
- ◉ — STREET MONUMENT TO BE SET
- ■ — FOUND 5/8" REBAR PLS 4737
- ○ — COMPUTED POINT, NOTHING SET
- (R) — RADIAL LINE
- [7777] — APPROXIMATE LOT AREA IN SQ. FT.
- E.A.E. — EMERGENCY ACCESS EASEMENT
- D.E. — DRAINAGE EASEMENT
- P.U.E. — PUBLIC UTILITY EASEMENT
- CATVE — CABLE TELEVISION EASEMENT
- S.D.E. — STORM DRAIN EASEMENT
- P.D.E. — PRIVATE DRAINAGE EASEMENT
- DVCC — DAYTON VALLEY COUNTRY CLUB
- N.V.E. — NEVADA BELL EASEMENT

PARCEL 3 PER DOC. NO. 232541

FOUND 2.5" BRASS DISC, RLS 3724

PARCEL 3 REMAINDER
PER DOCUMENT NO. 232542

PARCEL A
COMMON AREA
[4538 SF]

ROYAL TROON DRIVE

PUBLIC ACCESS & P.U.E.
PER DOC. 260136

CHAMPIONS DRIVE (PRIVATE)

TORREY PINES DRIVE (PRIVATE)

LA QUINTA COURT (PRIVATE)

DAYTON VALLEY ROAD

PORTION PARCEL 1A-2
PER DOCUMENT NO. 182901

NGS STATION "DAYTON"

NGS STATION "D 200 RESET 1976"

BASIS OF BEARINGS N36°38'21"E 23,546.65

10746.97 N 00°45'13" W

LOT 116 DVCC UNIT 4
LOT 117 DVCC UNIT 4
LOT 118 DVCC UNIT 4
LOT 119 DVCC UNIT 4

LINE	BEARING	DISTANCE
L1	N 30°24'29" W	22.56

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	69°41'29"	20.00	24.33	22.85
C2	05°04'23"	225.00	19.92	19.92
C3	01°15'49"	225.00	4.96	4.96
C4	12°45'30"	20.00	4.45	4.44
C5	40°24'50"	20.00	14.11	13.82
C6	27°39'20"	20.00	9.65	9.56
C7	54°19'45"	20.00	18.96	18.26
C8	04°54'17"	175.00	14.98	14.98
C9	93°35'52"	20.00	32.67	29.16
C10	90°00'00"	20.00	31.42	28.28
C11	94°49'25"	20.00	33.10	29.45
C12	87°18'36"	20.00	30.48	27.61
C13	06°24'50"	250.00	27.99	27.97
C14	08°48'33"	250.00	38.44	38.40
C15	15°13'23"	250.00	66.42	66.23
C16	46°24'24"	20.00	16.20	15.76
C17	29°50'29"	20.00	10.42	10.30
C18	16°33'54"	20.00	5.78	5.76
C19	39°18'01"	45.50	31.21	30.60
C20	38°04'51"	45.50	30.24	29.69
C21	43°58'37"	45.50	34.92	34.07
C22	38°15'28"	45.50	30.38	29.82
C23	46°54'06"	20.00	16.37	15.92
C24	32°44'01"	20.00	11.43	11.27
C25	14°10'05"	20.00	4.95	4.93
C26	13°46'38"	200.00	48.09	47.98
C27	94°02'13"	20.00	32.83	29.26
C28	11°55'20"	200.00	41.62	41.54
C29	11°38'53"	225.00	45.74	45.66
C30	07°28'24"	230.00	30.00	29.98
C31	08°28'19"	230.00	34.01	33.98

1" = 40'

0 40 80 120 160 200

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

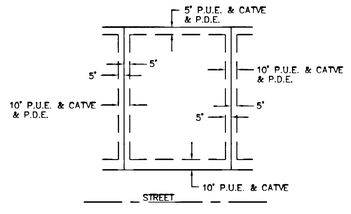
5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

TOTAL AREA = 8.21± ACRES
TOTAL LOT AREA = 6.17± ACRES
TOTAL COMMON AREA = 4,538± SF
TOTAL R/W AREA = 2.04 ± ACRES
TOTAL NUMBER LOTS = 44
TOTAL REMAINDER PARCEL AREA = 16.22± ACRES

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 6A

EAST 1/2 OF SECTION 18, T16N, R22E, MDM

DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC6\DVCC6A\DV6APLAT.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVE NV. RENO, NV. 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

DVCA0096

#2605141 2 of 2 5/3/01

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 6B

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Manager

Joe Wade
By: Joe Wade
Its: Chief Executive Officer

Patricia M. Wade
By: Patricia M. Wade
Its: President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Manager

By: Edward Johanson
Its: President

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21 Sept 2002
BY JOE WADE AND PATRICIA M. WADE AS CHIEF EXECUTIVE OFFICER AND PRESIDENT OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

M. GUTRIDGE
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES Dec 15, 2003)

M. GUTRIDGE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-3773-2 - Expires December 15, 2003

STATE OF Nevada
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/30/02
BY EDWARD JOHANSON AS PRESIDENT OF
LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Humbaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

BARBARA A. HUMBAKER
Notary Public, State of Nevada
Appointment No. 00-61569-2
My Appt. Expires March 15, 2004

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

BY: 7-18-02 DATE

HEALTH DIVISION

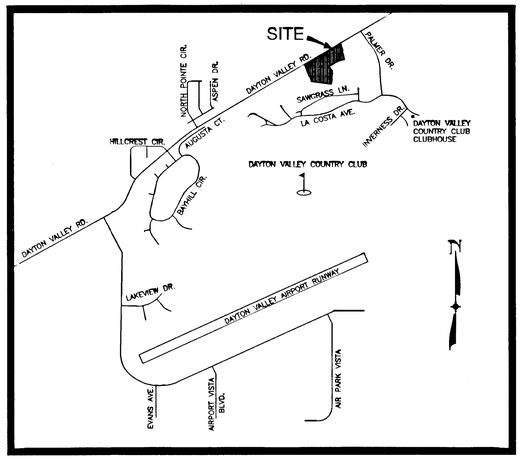
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

BY: Richard P. Snow Sept. 3, 2002 DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

BY: P.E. 8-16-02 DATE



VICINITY MAP
NOT TO SCALE

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan by Karen M. Smith, deputy 9.09.02
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

BY: 9-10-02 DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 19th DAY OF Sept., 2002, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Karen Russell, Deputy 9/19/02
NIKKI BRYAN, LYON COUNTY CLERK DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

Charles Nelson 7/19/02
SIERRA PACIFIC POWER COMPANY DATE

James Gibson 7/19/02
SOUTHWEST GAS COMPANY Lonely Gibson DATE

07/25/02
NEVADA BELL DATE

8/29/02
DAYTON UTILITIES DATE

Jim Malyn 7-18-02
AT&T CABLEVISION DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 7-18-02.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 9.3.04 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

Don M. McHarg
DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR
DON M. McHARG
No. 4787
STATE OF NEVADA
7-18-02

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE EAST HALF OF SECTION 18, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER 9/6/02 DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

PUBLIC WORKS DIRECTOR 7/6/02

LYON COUNTY UTILITIES MANAGER 8/12/02

COMMUNITY DEVELOPMENT DIRECTOR 9/9/02

ROADS SUPERINTENDENT 9-9-2002

LYON COUNTY ASSESSOR - Representative 9/6/02

LOCAL FIRE DISTRICT REPRESENTATIVE Mary Colleen Kelly 7/31/02

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors ON THIS 19th DAY OF Sept., 2002, AT 28 MINUTES PAST 10 O'CLOCK, A M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $64.00

Mary C. Milligan
LYON COUNTY RECORDER

FILE NO. 282826

Kathy A. Hayden
BY: Chief Deputy

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 6B

EAST 1/2 OF SECTION 18, T16N, R22E, MDM

DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC6B\DV6BPLAT.DWG

SUMMIT ENGINEERING CORPORATION
5741 Mill Street, P. O. Box 20, Reno, NV 89520
PHONE (775) 747-8550 FAX (775) 747-8559

SHEET 1 OF 2

DVCA0097

282826 1 of 2 9/19/02

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

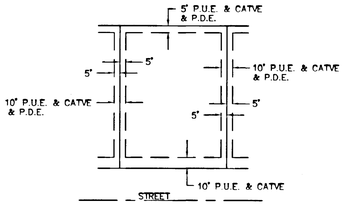
5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

7. THE TWO FIVE FOOT STORM DRAIN AND DRAINAGE EASEMENTS BETWEEN LOTS 262 AND 263 SHALL BE KEPT FREE OF OBSTRUCTIONS TO ALLOW THE FREE PASSAGE OF STORM WATER.

8. RIGHT TO FARM NOTE: THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE No. 439 BILL No. 98-05. SEE ORDINANCE FOR PARTICULARS.

TOTAL AREA = 6.40± ACRES
TOTAL LOT AREA = 5.02± ACRES
TOTAL R/W AREA = 59,953± SQUARE FEET
TOTAL NUMBER LOTS = 38
TOTAL REMAINDER PARCEL AREA = 9.82± ACRES

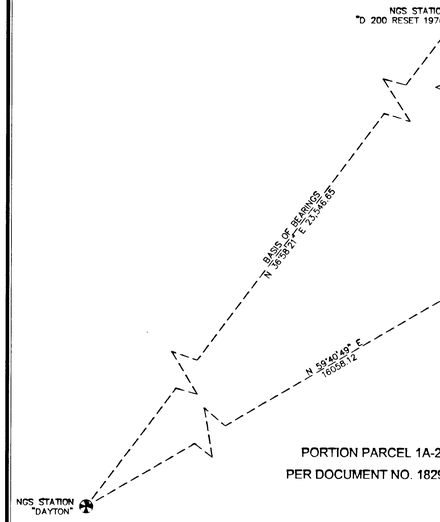


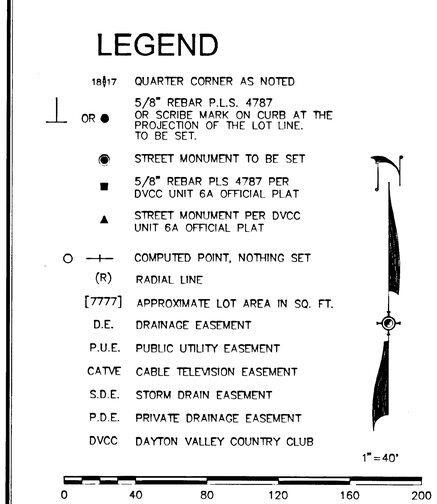
TYPICAL LOT EASEMENTS

(NOT TO SCALE)

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	05°26'18"	173.33	16.45	16.45
C2	04°24'22"	225.00	17.30	17.30
C3	09°55'50"	225.00	39.00	38.95
C4	14°20'12"	225.00	56.30	56.15
C5	14°20'12"	200.00	50.04	49.91
C6	01°20'24"	225.00	5.26	5.26
C7	03°47'14"	225.00	14.87	14.87
C8	79°46'05"	20.00	27.84	25.65
C9	28°08'45"	173.33	85.15	84.29
C10	90°00'00"	20.00	31.42	28.28
C11	11°90'58"	175.00	33.65	33.60
C12	14°20'12"	175.00	43.79	43.67

LINE	BEARING	DISTANCE
L1	N 73°55'43" E	11.64
L2	S 81°46'22" E	9.81
L3	S 59°35'31" W	3.69
L4	N 08°13'38" E	12.86
L5	N 08°13'38" E	8.83





OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 6B

EAST 1/2 OF SECTION 18, T16N, R22E, MDM

DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC6B\DV6BPLAT.DWG

SUMMIT ENGINEERING CORPORATION
5295 Mill Street Reno, NV 89502
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

DVCA0098

282820 2 of 2 9/19/02

OFFICIAL PLAT OF

DAYTON VALLEY COUNTRY CLUB

UNIT 7A

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Managing Member

Joe Wade
By: Joe Wade
Its: Manager, Member and Owner

Patricia Snyder
By: Patricia Snyder
Its: Manager, Member and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Lakemont Homes Nevada, Inc., a Nevada Corporation
Its: Managing Member

By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF CALIFORNIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01-09-04
BY JOE WADE AND PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Faith Ricciuti
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 2-2006)

FAITH RICCIUTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-78530-2 - Expires February 23, 2006

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 10, 2003
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC,
MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Nowaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Wayne G. Bergevin — 12-12-03
BY: WAYNE G. BERGEVIN — DATE
CHIEF TITLE OFFICER

HEALTH DIVISION

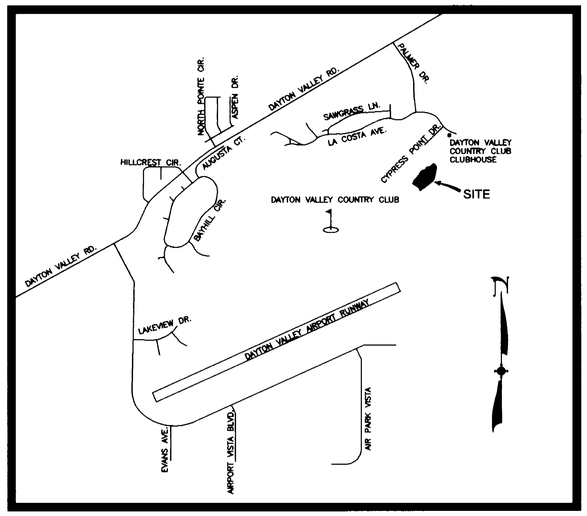
THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Drew — 3/23/04
BY: — DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

K. P.E. — 3-1-04
BY: — DATE



VICINITY MAP
1"=2000'

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan by Kim M Santa, deputy — 4-9-04
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

C E D — 4-13-04
BY: C.E. DAVIES — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 15TH DAY OF APRIL, 20 04, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan by Kim M Santa, deputy — 4.20.04
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

Michael Pace — 12-8-03
SIERRA PACIFIC POWER COMPANY MICHAEL PACE — DATE

Larry Gibson — 12/8/03
SOUTHWEST GAS COMPANY LARRY GIBSON — DATE

Grant Howerton — 12/16/03
NEVADA BELL TELEPHONE COMPANY D/B/A SBC NEVADA — DATE

3/4/04
DAYTON UTILITIES — DATE

Jim Dalgren — 12-4-03
AT&T CABLEVISION — DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 18 AND A PORTION OF THE NE 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 3-24-04.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 3-24-05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

Don M. McHarg
DON M. McHARG, P.L.S. 4787

DON M McHARG
Exp: 12-31-05
No. 4787
STATE OF NEVADA

3-24-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER
C. SWANSON

3/4/04
DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

3/4/04
PUBLIC WORKS DIRECTOR

3/9/04
LYON COUNTY UTILITIES MANAGER

Nick Malanchik 4/9/04
COMMUNITY DEVELOPMENT DIRECTOR

3-4-2004
ROADS SUPERINTENDENT

LYON COUNTY ASSESSOR

12/8/03
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors ON THIS 20th DAY OF April, 2004, AT 45 MINUTES PAST 1 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $ 64.00

FILE NO. 318691

Mary C. Milligan
LYON COUNTY RECORDER

Margie F. Kassebaum
BY: ~~DARLA E. WARR, CHIEF~~ DEPUTY

OFFICIAL PLAT OF DAYTON VALLEY COUNTRY CLUB UNIT 7A		
SE 1/4 SECTION 18 & NE 1/4 SECTION 19, T16N, R22E, MDM		
DAYTON	LYON COUNTY	NEVADA
N:\DWGS\WADE\dayton\DVCC7A\SURVEY\PLAT.DWG		
SUMMIT ENGINEERING CORPORATION 5405 MAE ANNE AVENUE, RENO, NV 89523 PHONE: (775) 747-8550 FAX: (775) 747-8559	SHEET	1
	OF	2

11:45 AM • 19-NOV-2003

DVCA0099

318691 1 of 2 4/20/04

LEGEND

18_17 / 19_20	Fd. SECTION CORNER AS NOTED
OR ●	5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
⊕	NGS CONTROL STATION AS NOTED
●	STREET MONUMENT TO BE SET
▲	STREET MONUMENT PER SUB. 307894
■	5/8" REBAR PLS 3209 PER PM 232542
○ —+—	COMPUTED POINT, NOTHING SET
(R)	RADIAL LINE
[7777]	APPROXIMATE LOT AREA IN SQ. FT.
P.U.E.	PUBLIC UTILITY EASEMENT
CATVE	CABLE TELEVISION EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM DRAINAGE EASEMENT

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

7. THE PRIVATE DRAINAGE EASEMENTS (P.D.E.), AS SHOWN ON THE TYPICAL LOT EASEMENTS, ARE FOR THE BENEFIT OF ADJACENT LOT OWNERS.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

LINE	BEARING	DISTANCE
L1	N 73°15'27" W	40.00
L2	N 64°26'52" E	6.74
L3	N 25°33'08" W	24.71
L4	S 54°37'04" E	26.00
L5	N 25°33'08" W	15.09

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	02°24'13"	275.00	11.54	11.54
C2	46°36'18"	20.00	16.27	15.82
C3	26°03'30"	45.50	20.69	20.52
C4	04°15'25"	596.28	44.30	44.29
C5	01°06'08"	596.28	11.47	11.47
C6	07°46'15"	225.00	30.52	30.49
C7	90°00'00"	20.00	31.42	28.28
C8	32°22'22"	45.50	25.71	25.37

TOTAL AREA = 8.69± AC.
TOTAL LOT AREA = 7.16± AC.
TOTAL R/W AREA = 66,682 SF
TOTAL NUMBER LOTS = 30

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

PARCEL 3
PM 232542

PARCEL 3
PM 232542

PORTION PARCEL 3A
ROS 137734

PORTION PARCEL 3A
ROS 137734

PORTION PARCEL 2 PM 232542

LOT 126 SUB. 307894

LOT 124 SUB. 307894

LOT 123 SUB. 307894

LOT 122 SUB. 307894

TURN-BERRY COURT

BALLYBUNION DR

BALLYBUNION DRIVE (PRIVATE)

BALLYBUNION COURT (PRIVATE)

GULLANE COURT (PRIVATE)

LAKEVIEW DRIVE (PUBLIC)

30' EMERGENCY ACCESS EASEMENT

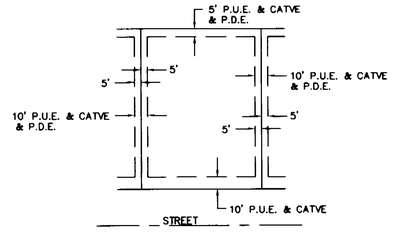
100' P.U.E. & PUBLIC ROAD EASEMENT PER No. 102038

15' S.S.E. & S.D.E.

FOUND GLO BRASS CAP

1" = 40'

0 40 80 120 160 200



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

3:59 PM • 04-DEC-2003

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 7A

SE 1/4 SECTION 18 & NE 1/4 SECTION 19, T16N, R22E, MDM

DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC7A\SURVEY\PLAT.DWG

SUMMIT™ ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

DVCA0100

#318691 2of2 4/20/04

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 7B

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

By: Joe Wade
Its: Managing Member, and Owner

By: Patricia M. Snyder
Its: Manager, Member, and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY JOE WADE AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public State of Nevada
Appointment No. 01-61389-2
My Appt Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public State of Nevada
Appointment No. 01-61389-2
My Appt Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public State of Nevada
Appointment No. 01-61389-2
My Appt Expires Mar 15, 2008

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

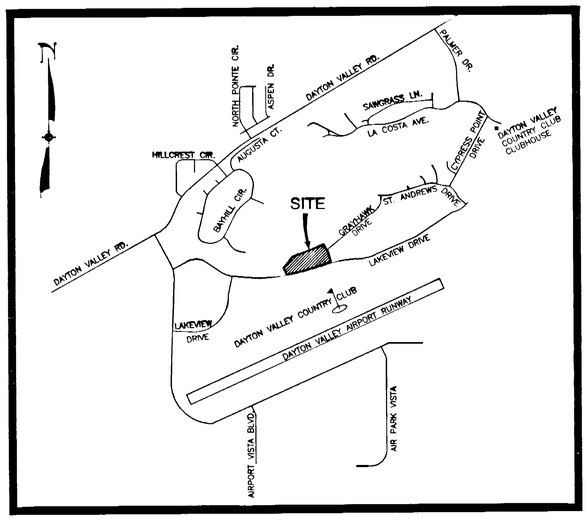
STEWART TITLE OF [redacted] CARSON CITY

Wayne G. Bergevin — 07/28/04
BY: WAYNE G. BERGEVIN — DATE
TITLE: CHIEF TITLE OFFICER

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Ares — 7/30/04
BY: — DATE



VICINITY MAP
(NOT TO SCALE)

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Karen Russell, Deputy Clerk-Treas — 9-7-04
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

CCD — 9-14-04
BY: — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 7TH DAY OF OCTOBER 2004, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan, by Trina Umphries — 10-7-04
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 5-21-04 DATE

SOUTHWEST GAS COMPANY — 5/21/04 DATE

NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA — 5/21/2004 DATE

AT&T CABLEVISION — 5-24-04 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 7-30-04.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 9-30-05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

DON M. McHARG — EXPIRES 12/31/05 — No 4787 — STATE OF NEVADA — REGISTERED PROFESSIONAL LAND SURVEYOR

7-30-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 19, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER (ACTING) — 8/10/04 DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King, P.E. — 7-7-04
BY: JASON KING — DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

N/A
PUBLIC WORKS DIRECTOR

Nick Malancheh 9/1/04
COMMUNITY DEVELOPMENT DIRECTOR

Charlotte Lina 9-7-04
LYON COUNTY ASSESSOR Representative

Mike Workman 8/9/04
LYON COUNTY UTILITIES MANAGER

7-28-2004
ROADS MANAGER

Amy Palaco 5/24/04
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF D.V. Investors ON THIS 7TH DAY OF October, 2004, AT 52 MINUTES PAST 3 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $164.00

FILE NO. 332795

Mary C Milligan
LYON COUNTY RECORDER

Dawna L. Warr
BY: DAWNA L. WARR, ~~CHIEF~~ DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 7B

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\DVCC5D7B\DVCC7BPLAT.DWG

SUMMIT™ ENGINEERING CORPORATION
5405 MAE ANNE AVENUE RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

11:15 AM • 20-MAY-2004

#332795 1of2 10/7/04

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

7. A BLANKET PUBLIC DRAINAGE EASEMENT IS HEREBY GRANTED OVER PARCEL A AND PARCEL B SHOWN HEREON. A BLANKET STORM DRAIN EASEMENT IS HEREBY GRANTED OVER PARCEL B SHOWN HEREON.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

LEGEND

- 18,17 / 19,20 — Fd. SECTION CORNER AS NOTED
- ⊥ OR ● — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
- ▲ — 5/8" REBAR PLS 4787 PER SUB. 307894
- NGS CONTROL STATION AS NOTED
- STREET MONUMENT TO BE SET
- ■ — 5/8" REBAR PLS 3209 PER PM. 232542
- ○ —+— COMPUTED POINT, NOTHING SET
- (R) RADIAL LINE
- [7777] APPROXIMATE LOT AREA IN SQ. FT.
- P.U.E. PUBLIC UTILITY EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. STORM DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- C.A. COMMON AREA

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°28'56"	361.06	3.04	3.04
C2	11°11'49"	175.00	34.20	34.14
C3	02°44'40"	175.00	8.38	8.38
C4	46°36'18"	20.00	16.27	15.82
C5	53°08'28"	20.00	18.55	17.89
C6	100°02'29"	20.00	34.92	30.65
C7	4°30'7"46"	45.50	34.25	33.45
C8	110°01'58"	20.00	38.41	32.77
C12	49°57'55"	45.50	39.68	38.43
C17	00°15'05"	3420.00	15.00	15.00
C18	00°15'05"	3420.00	15.00	15.00
C19	19°14'43"	45.50	15.28	15.21
C20	19°15'08"	45.50	15.29	15.22
C21	20°15'12"	45.50	16.08	16.00
C22	10°27'42"	45.50	8.31	8.30
C23	37°54'01"	45.50	30.10	29.55
C24	01°40'46"	2300.00	67.42	67.42
C25	00°23'58"	2300.00	16.03	16.03
C26	01°26'50"	2300.00	58.10	58.10

LINE	BEARING	DISTANCE
L1	S 09°35'51" E	19.60
L2	N 09°44'18" E	17.16
L3	N 48°43'40" E	6.00
L4	N 09°44'18" E	8.43
L5	N 78°25'31" E	6.00
L6	N 58°20'33" E	6.00
L7	N 88°25'00" E	6.00
L8	N 48°21'04" E	6.00
L13	N 12°07'16" W	2.51
L14	N 12°07'16" W	2.51
L16	S 67°38'55" W	91.03
L17	S 68°23'02" W	15.77

THREE-J, INC.
PORTION PARCEL 3
PARCEL MAP No. 232542

NGS STATION "D 200 RESET 1976"

NGS STATION "DAYTON"

LOT 2 SUB.
LOT 3 SUB.
LOT 4 SUB.
LOT 5 SUB.
LOT 6 SUB.
LOT 7 SUB.
LOT 10 SUB.

GRAYHAWK DRIVE (PRIVATE)
GRAYHAWK COURT (PRIVATE)
LYTHAM COURT (PRIVATE)
ST. GEORGE'S COURT (PRIVATE PER SUB.)
LAKEVIEW DR (FUTURE)

PARCEL A C.A. [1217 SF]
PARCEL B C.A. [1691 SF]

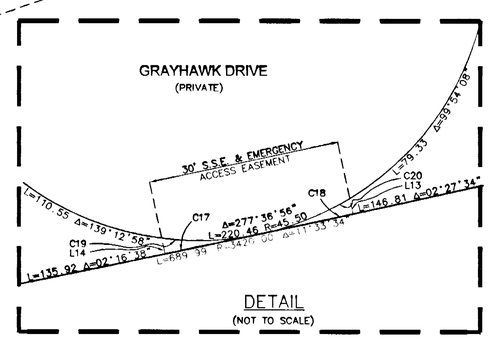
FOUND 2.5" BRASS DISK PER SUB. 137734 18,17 / 19,20

DAYTON VALLEY INVESTORS
PORTION PARCEL 2
PARCEL MAP No. 232542

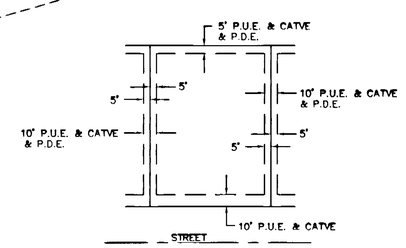
PORTION PARCEL 3A
PARCEL MAP No. 114669

THREE-J, INC.
PORTION PARCEL 3
PARCEL MAP No. 232542

PORTION PARCEL 3A
PARCEL MAP No. 114669



DETAIL
(NOT TO SCALE)



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

1"=40'

0 40 80 120 160 200

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

TOTAL AREA = 6.32± AC.
TOTAL LOT AREA = 4.91± AC.
TOTAL PARCEL AREA = 2,908± SF.
TOTAL R/W AREA = 58,373 ± SF.
TOTAL NUMBER OF LOTS = 21
TOTAL NUMBER OF PARCELS = 2

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 7B

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\DVCC5D7B\DVCC7BPLAT.DWG

SUMMIT™ ENGINEERING CORPORATION
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

10:56 AM * 20-MAY-2004

#332795 2of2 10/7/04

DVCA0102

OFFICIAL PLAT OF

DAYTON VALLEY COUNTRY CLUB

UNIT 8A

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Managing Member

By: Joe Wade
Its: Manager, Member and Owner

By: Patricia Snyder
Its: Manager, Member and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Lakemont Homes Nevada, Inc., a Nevada Corporation
Its: Managing Member

By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF CALIFORNIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-01-0904
BY JOE WADE AND PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 2-20-06)

FAITH RICCIUTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-2855-2 - Expires Feb. 20, 2006

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 10, 2003
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC,
MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

BY: WAYNE G. BERGEVIN
CHIEF TITLE OFFICER

12-12-03
DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

BY:

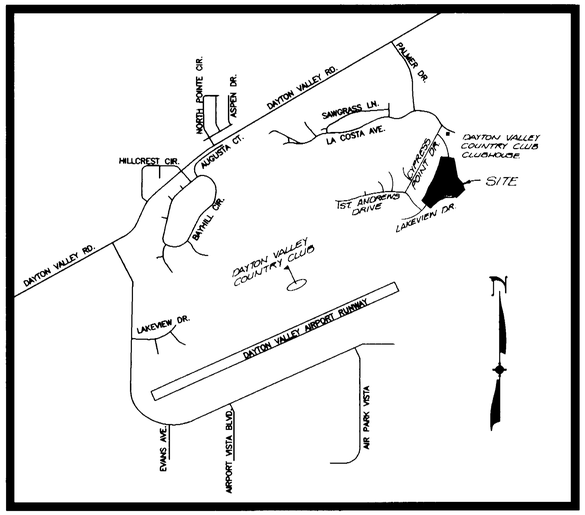
3/23/04
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

BY: P.E.

3-1-04
DATE



VICINITY MAP
1"=2000'

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan by Karen M. Souter, deputy
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER

4-9-04
DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

BY: C.E. DAVIES

4-13-04
DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 15TH DAY OF APRIL, 20 04, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan by Karen M. Souter, deputy
NIKKI BRYAN, LYON COUNTY CLERK

4-20-04
DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY MICHAEL PRICE — 12-8-03 DATE

SOUTHWEST GAS COMPANY LARRY GIBSON — 12/8/03 DATE

NEVADA BELL TELEPHONE COMPANY D/B/A SBC NEVADA — 12/16/03 DATE

DAYTON UTILITIES — 3/4/04 DATE

AT&T CABLEVISION — 12-8-03 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 1-8-04.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 3-24-05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

STATE OF NEVADA — DON M. McHARG — Expir: 12-31-05 — No 4787 — PROFESSIONAL LAND SURVEYOR

1-8-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER
C. SWANSON

3/4/04
DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

PUBLIC WORKS DIRECTOR — 03/04/2004

LYON COUNTY UTILITIES MANAGER — 3/4/04

COMMUNITY DEVELOPMENT DIRECTOR — 4/9/04

ROADS SUPERINTENDENT — 3-4-2004

LYON COUNTY ASSESSOR — Chief Deputy

LOCAL FIRE DISTRICT REPRESENTATIVE — 12/8/03

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Investors ON THIS 20TH DAY OF April, 2004, AT 42 MINUTES PAST 1 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $64.00

FILE NO. 318690

Mary C. Milligan
LYON COUNTY RECORDER

Margie F. Kassbaum
BY: DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 8A
A DIVISION OF A POR OF ADJUSTED PARCEL 1 ROS 259102
SW 1/4 SECTION 17, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\dvcc8a\dvcc8a_plat.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 1 OF 2

11:46 AM • 19-NOV-2003

DVCA0103

#318690 pg 2 4/20/04

LEGEND

18 17 / 19 20	Fd. SECTION CORNER AS NOTED
OR ●	5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
⊕	NGS CONTROL STATION AS NOTED
●	STREET MONUMENT TO BE SET
■	5/8" REBAR PLS 8659
O —+—	COMPUTED POINT, NOTHING SET
(R)	RADIAL LINE
[7777]	APPROXIMATE LOT AREA IN SQ. FT.
P.U.E.	PUBLIC UTILITY EASEMENT
CATVE	CABLE TELEVISION EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	STORM DRAINAGE EASEMENT

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

7. THE PRIVATE DRAINAGE EASEMENTS (P.D.E.), AS SHOWN ON THE TYPICAL LOT EASEMENTS, ARE FOR THE BENEFIT OF ADJACENT LOT OWNERS.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

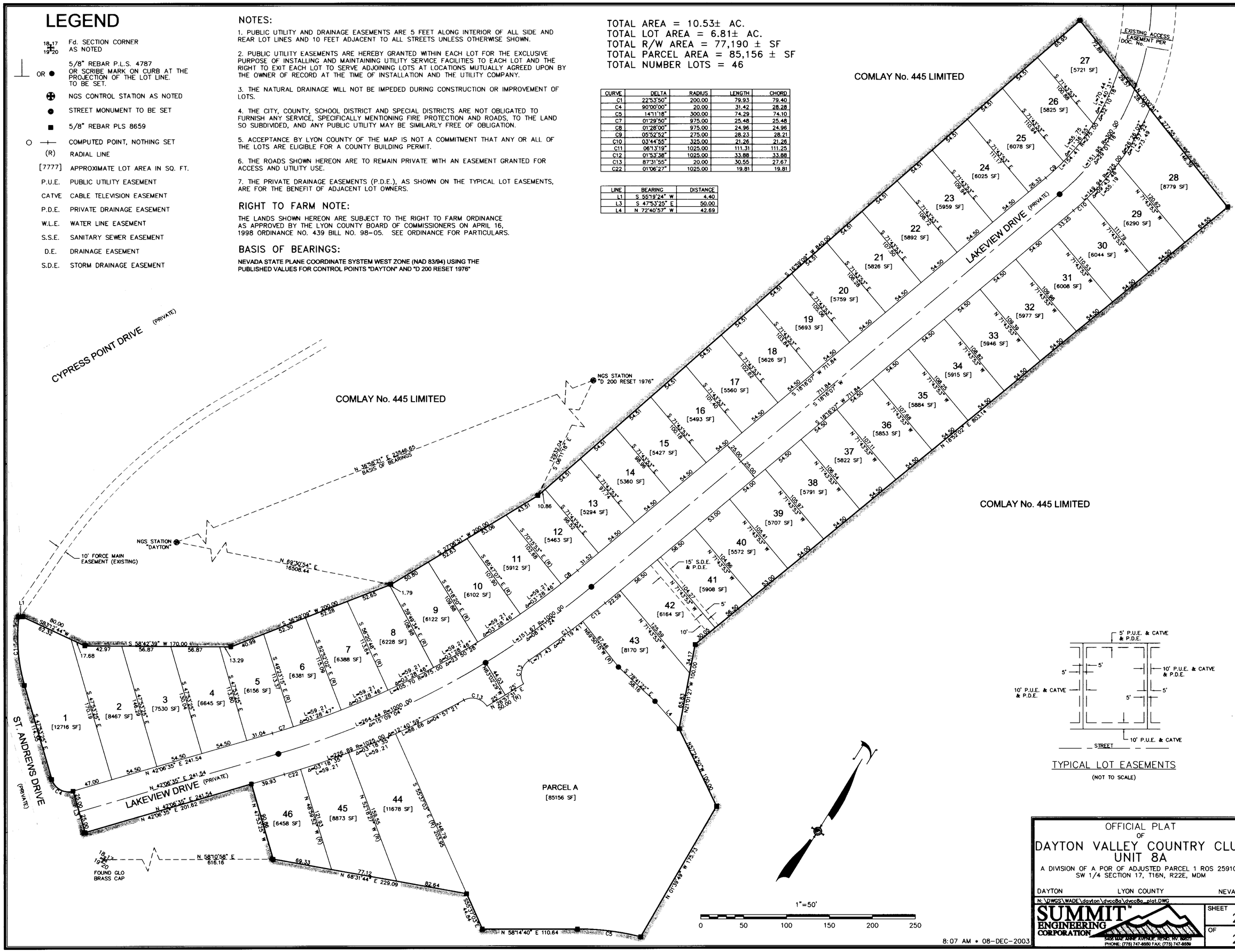
BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

TOTAL AREA = 10.53± AC.
TOTAL LOT AREA = 6.81± AC.
TOTAL R/W AREA = 77,190 ± SF
TOTAL PARCEL AREA = 85,156 ± SF
TOTAL NUMBER LOTS = 46

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	22°53'50"	200.00	79.93	79.40
C4	90°00'00"	20.00	31.42	28.28
C5	14°11'18"	300.00	74.29	74.10
C7	01°28'50"	975.00	25.48	25.48
C8	01°28'00"	975.00	24.96	24.96
C9	05°52'52"	275.00	28.23	28.21
C10	03°44'55"	325.00	21.26	21.26
C11	06°13'19"	1025.00	111.31	111.25
C12	01°53'38"	1025.00	33.88	33.88
C13	87°31'55"	20.00	30.55	27.67
C22	01°06'27"	1025.00	19.81	19.81

LINE	BEARING	DISTANCE
L1	S 55°19'24" W	4.40
L3	S 47°53'25" E	50.00
L4	N 72°40'57" W	42.69



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 8A

A DIVISION OF A POR OF ADJUSTED PARCEL 1 ROS 259102
SW 1/4 SECTION 17, T16N, R22E, MDM

DAYTON LYON COUNTY NEVADA

N:\DWGS\WADE\dayton\dvcc8a\dvcc8a_plat.DWG

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV. 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

8:07 AM • 08-DEC-2003

DVCA0104

#318690 2of2 4/20/04

OFFICIAL PLAT OF

DAYTON VALLEY COUNTRY CLUB

UNIT 8C

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC. a Nevada limited liability company
Its: Managing Member

By: Joe Wade
Its: Member, Member and Owner

By: Patricia Snyder
Its: Manager, Member and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Lakemont Homes Nevada, Inc., a Nevada Corporation
Its: Managing Member

By: Greg Peitzmeier
Its: Division President

STATE OF NEVADA

COUNTY OF CALIFORNIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/28/05
BY JOE WADE AND PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/28/05
BY GREG PEITZMEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Wayne A. Bergevin — 03-24-05
BY: WAYNE G. BERGEVIN C.T.O. — DATE

NEVADA BUREAU OF SAFE DRINKING WATER

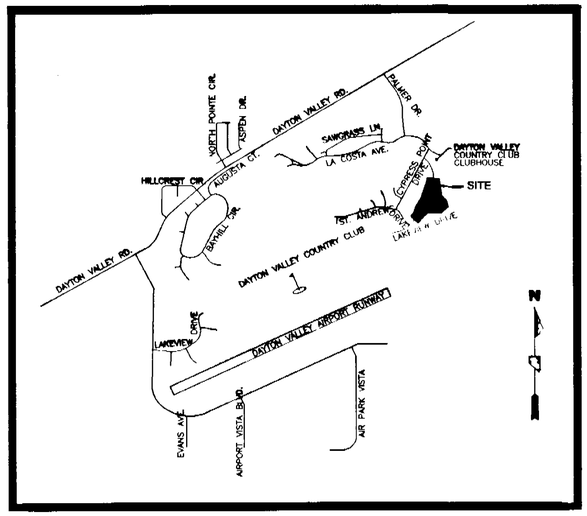
THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew — 02/07/06
BY: RICHARD P DREW — DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Robert H. Zeisloft, P.E. — 12/9/2005
BY: — DATE



VICINITY MAP
N.T.S.

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP. 29-132-04

Nikki Bryan by Kim M Smith, deputy — 4-06-06
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

C. ROBERTS — 3-17-06
BY: — DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 6th DAY OF April, 20 06, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan by Kim M Smith, deputy — 4-06-06
NIKKI BRYAN, LYON COUNTY CLERK — DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY	3/22/05 DATE
SOUTHWEST GAS COMPANY — Ron Castle	3-22-05 DATE
NEVADA BELL TELEPHONE COMPANY D/B/A SBC NEVADA	3/23/05 DATE
~~DAYTON UTILITIES~~	~~DATE~~
AT&T CABLEVISION — Jim Dalgyn	3-22-05 DATE

A DIGITAL COPY OF THIS MAP HAS BEEN SENT TO THE G.I.S. DEPT.
Kenny Page
KENNY PAGE, PLANNING ASST.

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 12-20-05.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
DON M. McHARG
Exp: 12-31-07
No. 4787

12-20-05

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

Chas. Macquarie — 3/16/06
BY: LYON COUNTY ENGINEER CHAS. MACQUARIE — DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

N/A ~~PUBLIC WORKS DIRECTOR~~	M Workman 3/13/06 LYON COUNTY UTILITIES MANAGER, MIKE WORKMAN
~~COMMUNITY DEVELOPMENT~~ PLANNING DIRECTOR	3-16-2006 ROADS SUPERINTENDENT, GARY PRICE
LYON COUNTY ASSESSOR	Amy Solaro 4/4/05 LOCAL FIRE DISTRICT REPRESENTATIVE AMY SOLARO

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Val. Inv. LLC ON THIS 6th DAY OF April, 20 06, AT 08 MINUTES PAST 12 O'CLOCK, P M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $16.00

Mary C. Williams
LYON COUNTY RECORDER

FILE NO. 379117

BY: ~~DAWNA L. WARR, CHIEF DEPUTY~~

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 8C
A DIVISION OF PARCEL A OF SUB 318690
SW 1/4 SECTION 17, T16N, R22E, MDM

DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\Dvcc8c\DVCC8C_PLAT.DWG

SUMMIT ENGINEERING CORPORATION
5741 Kietzke Lane, Suite 100, Reno, Nevada 89511
PHONE: (775) 747-8550 FAX: (775) 747-8556

SHEET 1 OF 2

3:05 PM • 21-MAR-2005

#379117 1 of 2 4/6/06

TOTAL AREA = 85,156± SF
TOTAL LOT AREA = 66,020± SF
TOTAL R/W AREA = 14,488± SF
TOTAL PARCEL AREA = 4,648± SF
TOTAL NUMBER LOTS = 9

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.

2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.

4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

7. THE PRIVATE DRAINAGE EASEMENTS (P.D.E.), AS SHOWN ON THE TYPICAL LOT EASEMENTS, ARE FOR THE BENEFIT OF ADJACENT LOT OWNERS.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976", WHICH BEAR NORTH 36°58'21" EAST.

LEGEND

- 18/17 / 19/20 — Fd. SECTION CORNER AS NOTED
- ⊥ — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
- ● — 5/8" REBAR P.L.S. 4787 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE, SET PER SUBDIVISION TRACT MAP 318690.
- ⊕ — NGS CONTROL STATION AS NOTED
- ◉ — STREET MONUMENT TO BE SET
- ■ — 5/8" REBAR PLS 8659
- ▲ — STREET MONUMENT PER SUB. 318690
- + — COMPUTED POINT, NOTHING SET
- (R) — RADIAL LINE
- [7777] — APPROXIMATE LOT AREA IN SQ. FT.
- P.U.E. — PUBLIC UTILITY EASEMENT
- CATVE — CABLE TELEVISION EASEMENT
- P.D.E. — PRIVATE DRAINAGE EASEMENT

LOT 12 SUB. 318690
LOT 42 SUB. 318690 DAYTON VALLEY INVESTORS
LOT 11 SUB. 318690 DAYTON VALLEY INVESTORS
LOT 43 SUB. 318690 DAYTON VALLEY INVESTORS
LOT 10 SUB. 318690 DAYTON VALLEY INVESTORS
LOT 9 SUB. 318690 DAYTON VALLEY INVESTORS
LAKEVIEW DRIVE (PRIVATE PER SUB. 318690)
ADJUSTED PARCEL 3B PER ROS. 342251 THREE J, INC.
NGS STATION "D 200 RESET 1976"
ADJUSTED PARCEL 4B PER ROS. 342251 DAYTON VALLEY INVESTORS
MOORE AVE. (PRIVATE)
TEMPORARY TURN-AROUND EASEMENT TO BE EXTINGUISHED UPON FUTURE DEVELOPMENT WHICH PROVIDES ALTERNATIVE TURN-AROUND OR THROUGH ACCESS
PARCEL A (FUTURE DEVELOPMENT) [4648 SF]
331 [6260 SF]
332 [5853 SF]
333 [6490 SF]
334 [6318 SF]
335 [6478 SF]
336 [9019 SF]
337 [9170 SF]
338 [8089 SF]
339 [8342 SF]
LOT 44 SUB. 318690 DAYTON VALLEY INVESTORS
LOT 45 SUB. 318690 DAYTON VALLEY INVESTORS
LOT 46 SUB. 318690
NGS STATION "DAYTON"
N36°38'21"E 13546.65 BASIS OF BEARINGS
N 70°47'42" E 15695.11
N 63°36'54" E 865.54
ADJUSTED PARCEL 4B PER ROS. 342251 DAYTON VALLEY INVESTORS

TYPICAL LOT EASEMENTS
(NOT TO SCALE)

5' P.U.E., CATVE, & P.D.E.
10' P.U.E., CATVE & P.D.E.
10' P.U.E. & CATVE
STREET

1"=20'
0 20 40 60 80 100

10:24 AM ▪ 04-JAN-2006

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB UNIT 8C

A DIVISION OF PARCEL A OF SUB. 318690
SW 1/4 SECTION 17, T16N, R22E, MDM

DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\dayton\Dvcc8c\DVCC8C_PLAT.DWG

SUMMIT™ ENGINEERING CORPORATION

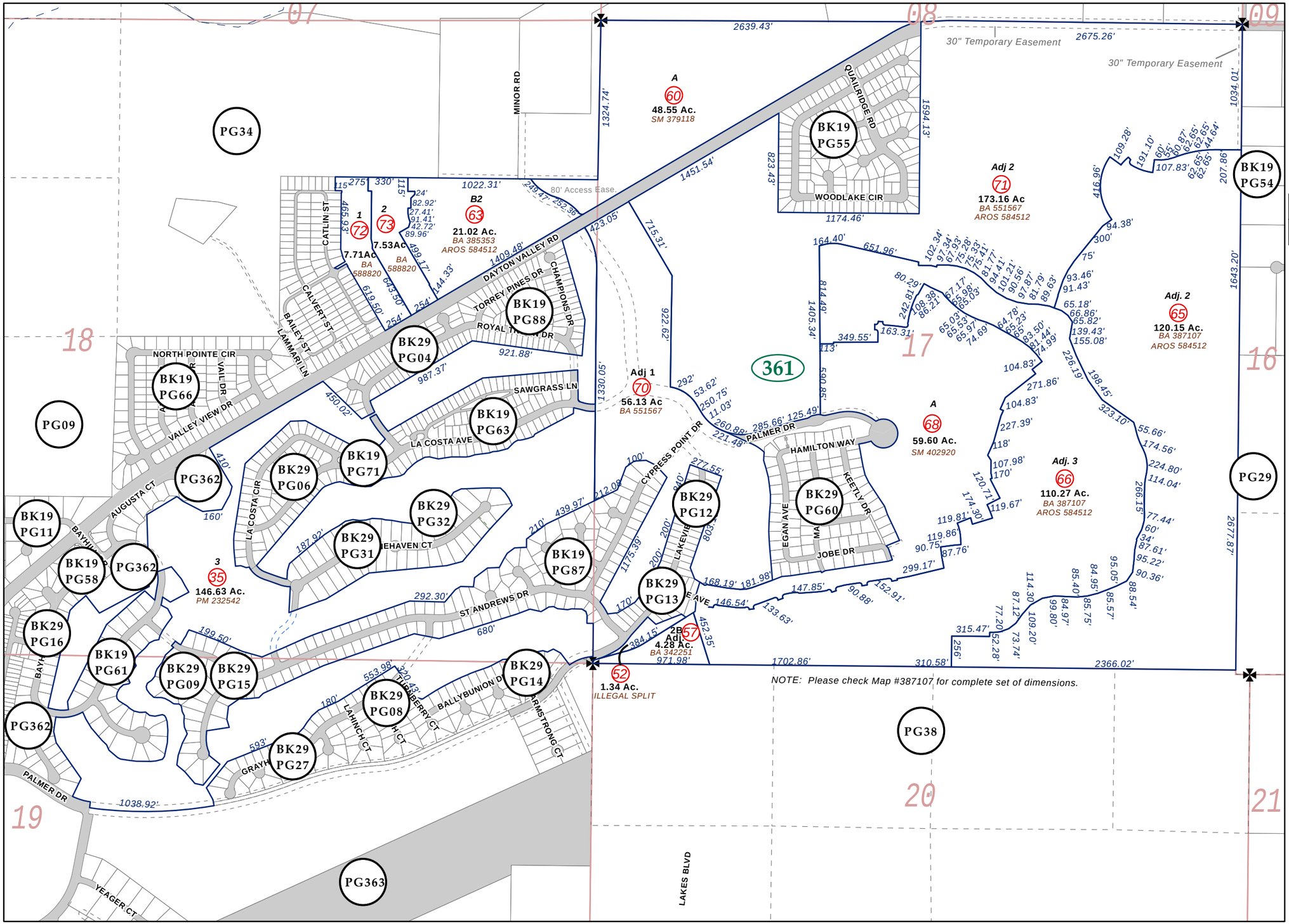
SHEET 2 OF 2

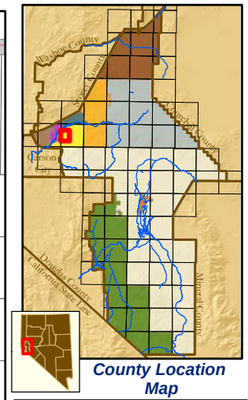
DVCA0106

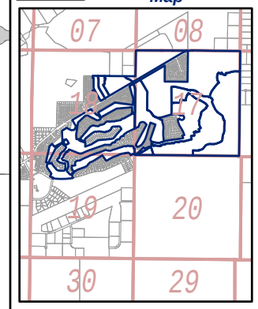
#379117 2 of 2 4/6/06

Portion Sections 17, 18 & 19 T16N-R22E, MD&M

16-36







Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 800'

Revised: November 27, 2018

N W E S

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DVCA 0107

Portion Section 24 T16N-R21E & Portion Sections 18 & 19 T16N-R22E, MD&M

16-362

LA COSTA CIR
VAIL DR
VALLEY VIEW DR
ASPEN DR
ALPINE DR
NORTH POINTE CIR
AUGUSTA CT
GRAYHAWK DR
CARNOUSTIE CT
KINGSBARN CT
ST ANDREWS DR
GLENEAGLES CT
YEAGER CT
LAKEVIEW DR
DOOLITTLE CT
LINDBERGH CT
PALMER DR
BAYHILL DR
DAYTON VALLEY RD
CYPRESS CT
BAYHILL CIR
PEBBLE BEACH CT
DORAL CT
HILLCREST CIR
VERA CT
CRUDEN BAY DR
CRANBERRY LN
LAKES BLVD
JUSTIN LN
COOPER LN
PALMER CT
RIVER VILLAGE CIR
SANDY WAY

PG36 PG363 PG34 PG09 PG28

BK19 PG58 BK19 PG61 BK29 PG16 BK29 PG44 BK19 PG70

Por. 1 (17) 4.4 Ac. PM 102039

Por 1 (16) 5.25 Ac. PM 102039

265.73' 469.82'

Por. 3A (18) 22.41 Ac. BA 141060

3B (11) .06 Ac. PM 114669 ROS 521967

2 (13) .31 Ac. 1 (12) .2 Ac.

3A (24) .95 Ac. ROS 305473

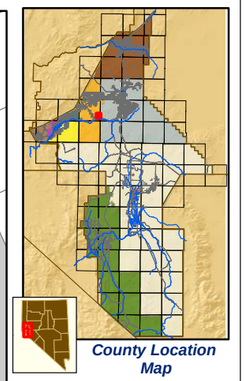
2 (8) .55 Ac. PM 112616

1 (7) .89 Ac. PM 112616

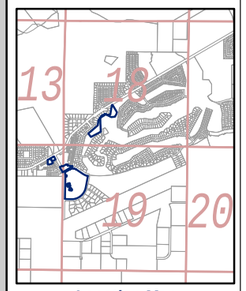
362

R22E R21E

18 19 13 24



County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- (3) Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- (411) Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

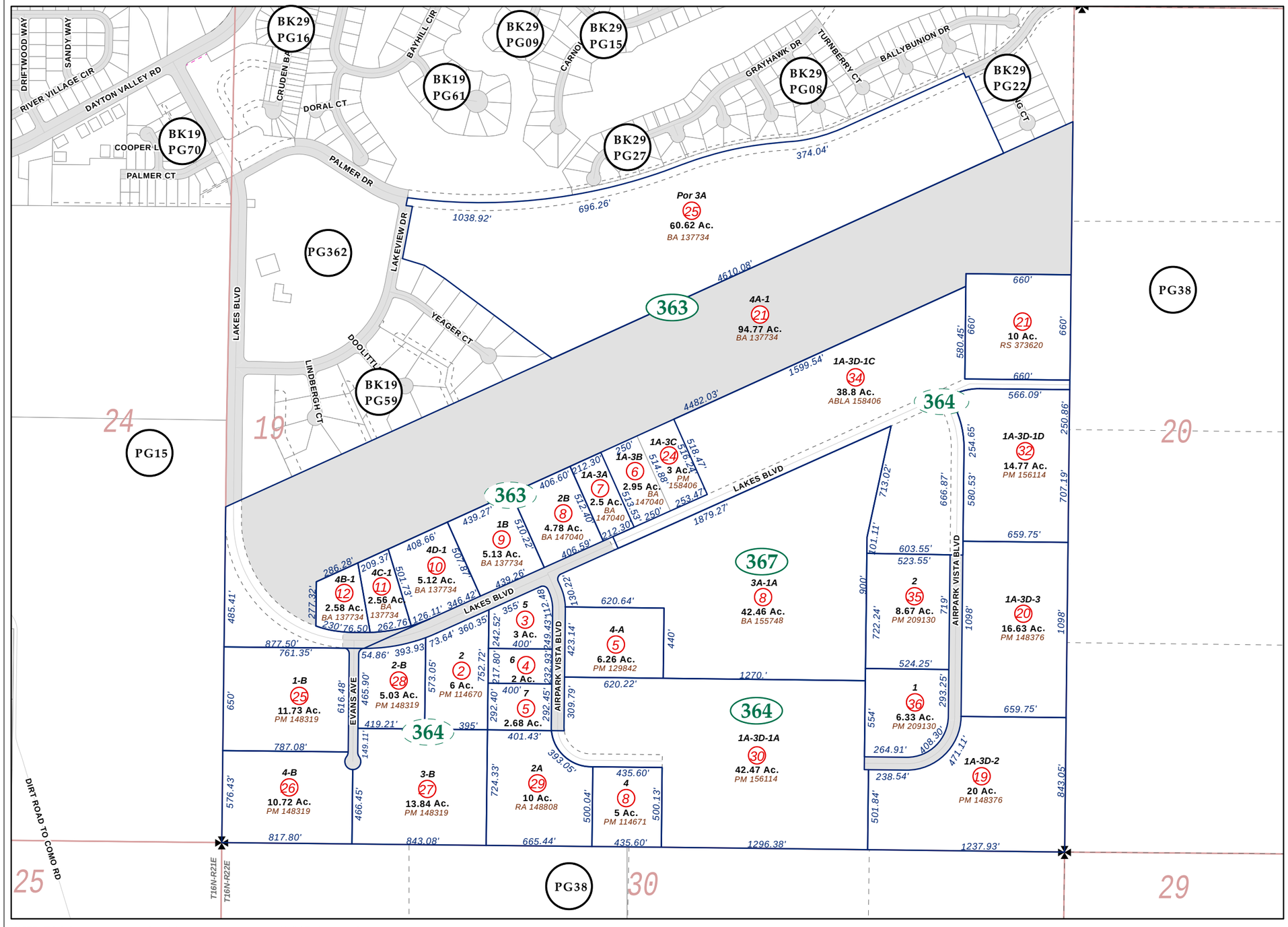
Scale: 1" = 400'
Revised: June 3, 2014

NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DVCA0108

Portion Section 19, T16N-R22E, MD&M

16-363



County Location Map

Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 600'
Revised: June 4, 2012

N W E S

NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DVCA0109

Por SW1/4 SW1/4 Section 18 T16N-R22E, MD&M

19-11

S 1/16 LINE SEC 18

HILLCREST CIR

HILLCREST CT

DAYTON VALLEY RD

AUGUSTA CT

BAYHILL DR

BAYHILL CIR

SPYGLASS CT

CYPRESS CT

CRUDEN BAY DR

RIVIERA CT

T16N R21E

T16N R22E

BK16 PG34

BK16 PG28

BK16 PG36

BK29 PG16

PG58

PG61

PG24

13

18

19

24

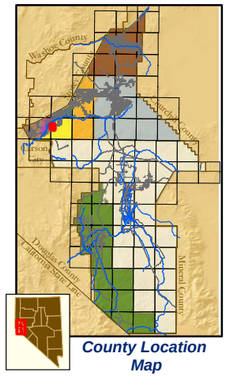
113

114

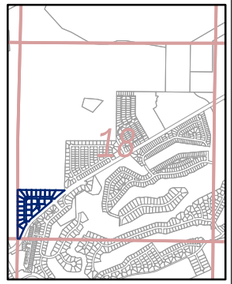
8 / 9 / .69 Ac	9 / 8 / .52 Ac	10 / 7 / .50 Ac	11 / 6 / .50 Ac
12 / 5 / .50 Ac	13 / 4 / .50 Ac	14 / 3 / .50 Ac	15 / 2 / .52 Ac
16 / 1 / .84 Ac	7 / 10 / .50 Ac	6 / 11 / .50 Ac	5 / 12 / .50 Ac
4 / 13 / .50 Ac	3 / 14 / .50 Ac	2A / 15 / .50 Ac / BLA 116556	1A / 16 / .50 Ac / BLA 116556
A1 / 17 / .89 Ac / BLA 116556	23 / 4 / .52 Ac	22 / 5 / .50 Ac	18 / 9 / .50 Ac
17 / 10 / .59 Ac	24 / 3 / .50 Ac	21 / 6 / .50 Ac	19 / 8 / .53 Ac
25 / 2 / .50 Ac	20 / 7 / .67 Ac	26 / 1 / .51 Ac	

Hillcrest
A.S.M. 108522 6/23/87

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.



County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

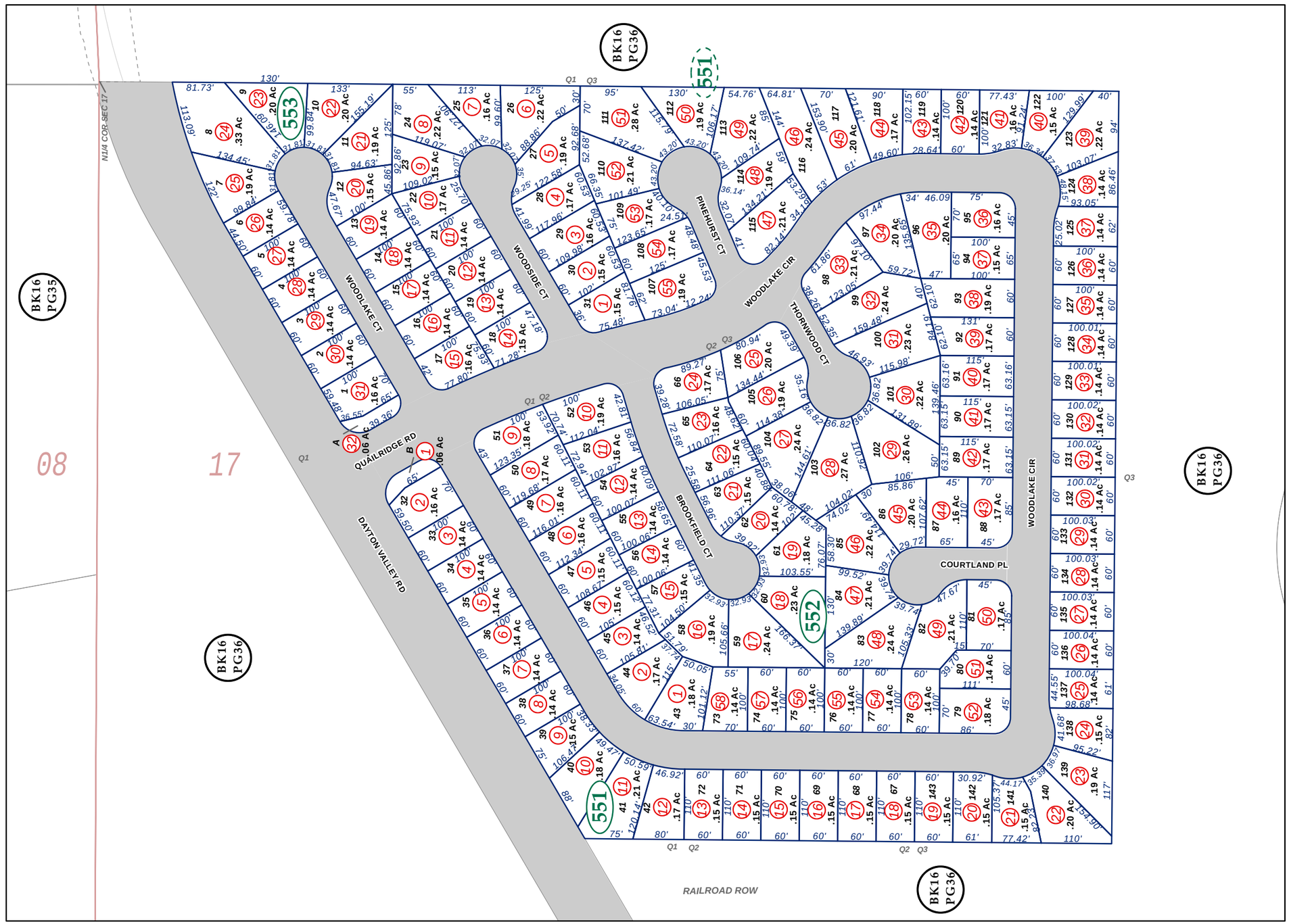
Scale: 1"= 150'
Revised: January 31, 2011

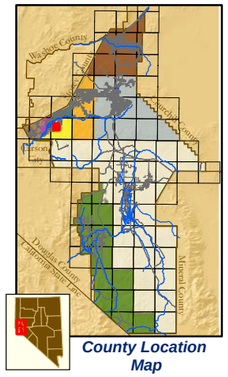
N W E S

DVCA0110

Por NW1/4 Section 17 T16N-R22E, MD&M

19-55





County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- (3) Parcel Number
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- (PG24) Page Number

Cities & Townships

- Dayton
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- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1"= 150'
Revised: April 9, 2013

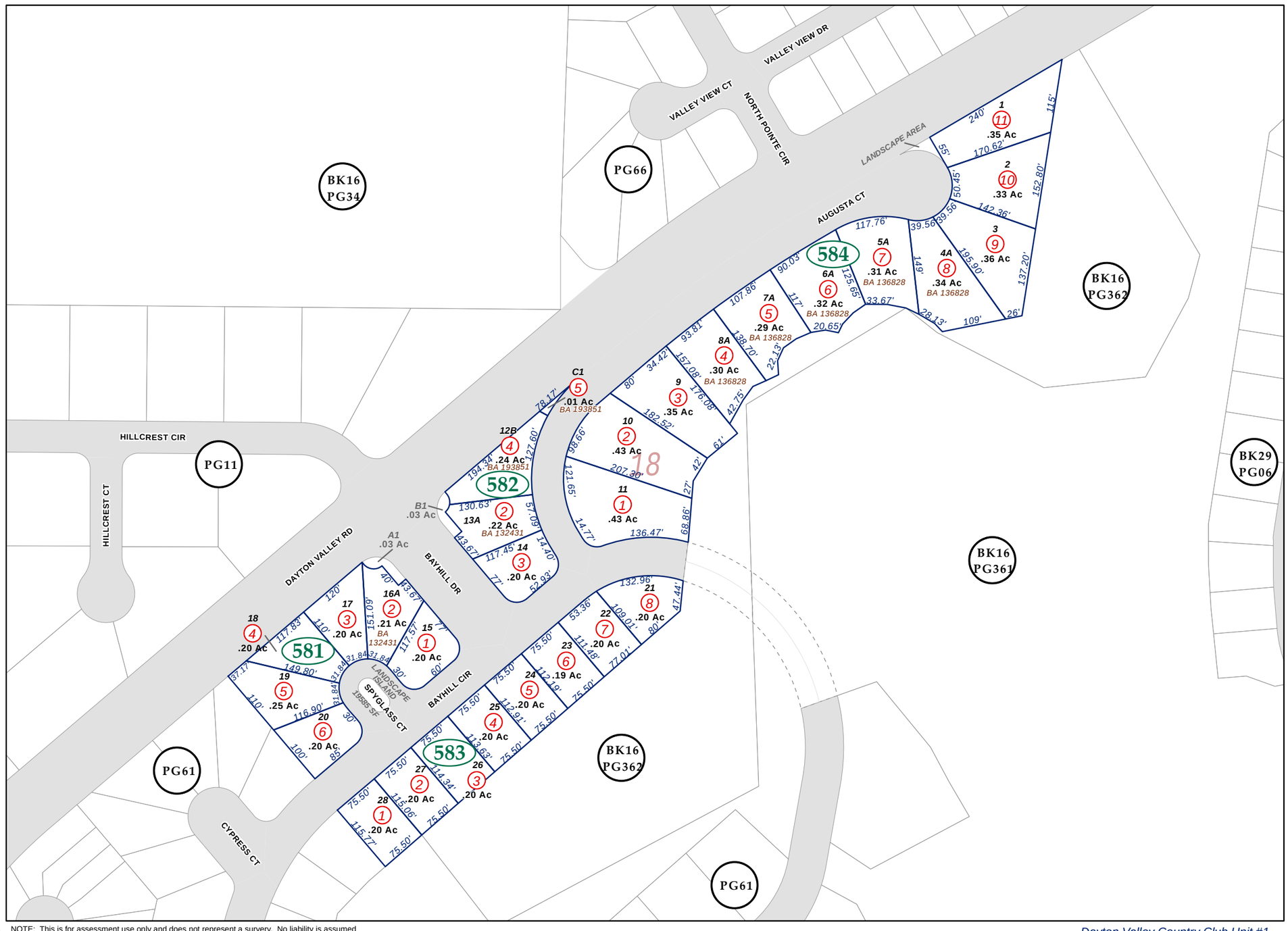
NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

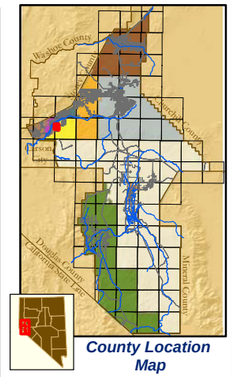
Quailridge Unit #1	Quailridge Unit #2	Quailridge Unit #3
S.M. 107496 5/13/87	S.M. 117607 7/21/88	S.M. 124192 5/4/89

DVCA0111

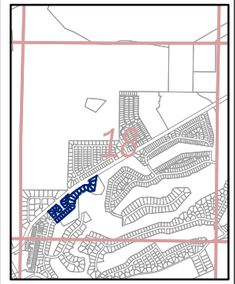
Por SW1/4 Section 18 T16N-R22E, MD&M

19-58





County Location Map



Location Map

Map Elements

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- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1"= 150'
Revised: May 23, 2011

N W E S

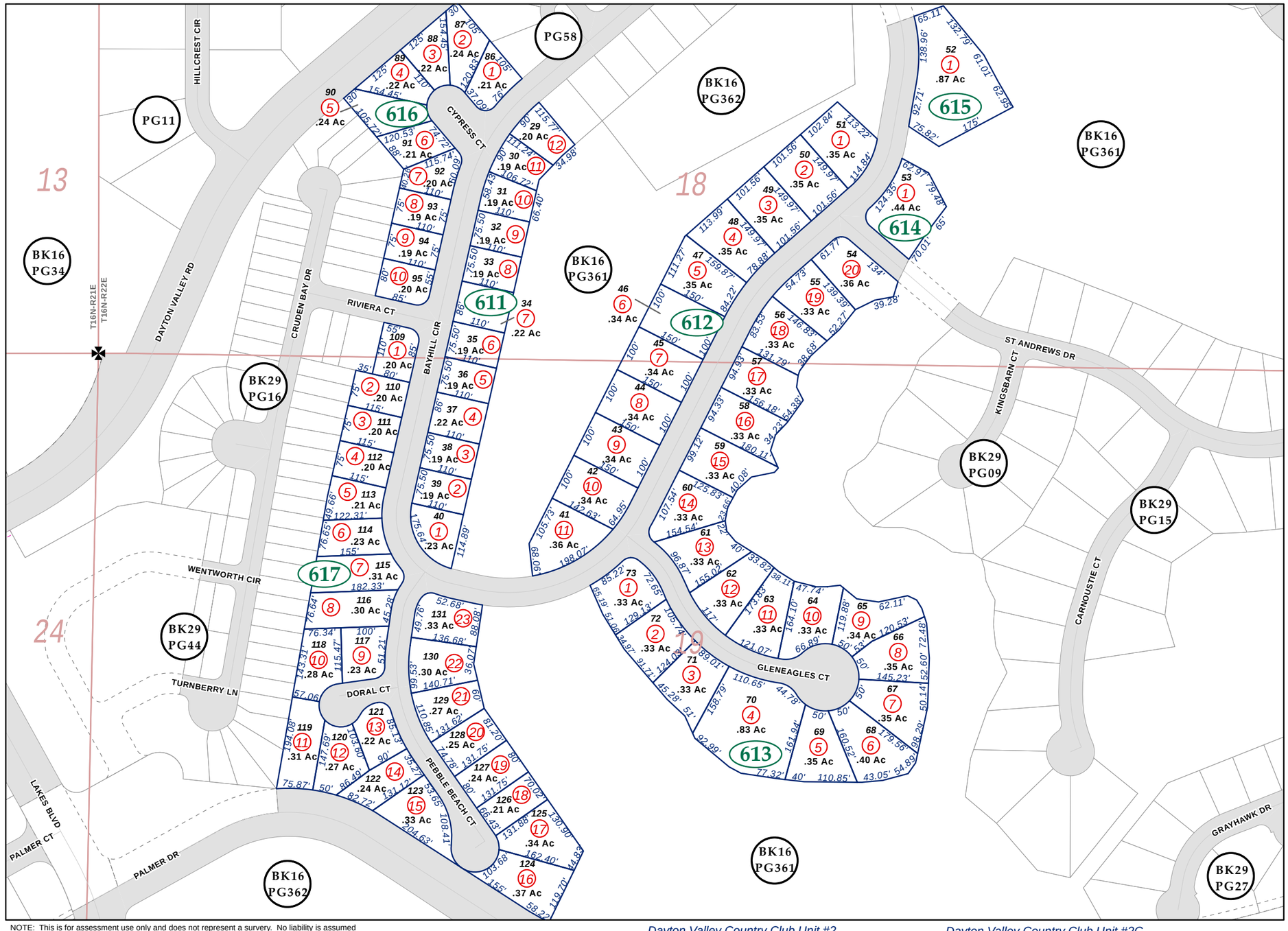
NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

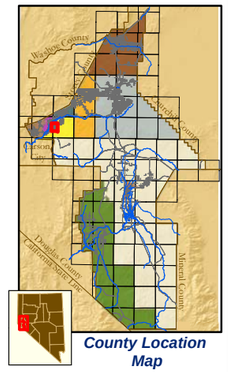
Dayton Valley Country Club Unit #1
S.M. 126598 8/17/89

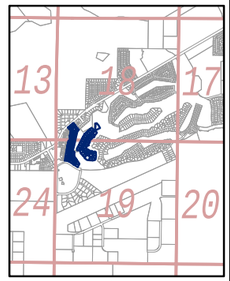
DVCA0112

Por Section 18 & 19 T16N-R22E, MD&M

19-61







Map Elements

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- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1"= 200'
Revised: May 27, 2011

N W E S

NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

Dayton Valley Country Club Unit #2
S.M. 138166 12/6/90

Dayton Valley Country Club Unit #2B
S.M. 151220 5/7/92

Dayton Valley Country Club Unit #2C
S.M. 161360 5/30/93

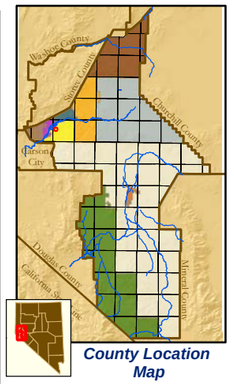
Dayton Valley Country Club Unit #2E
S.M. 194108 6/6/96

DVCA0113

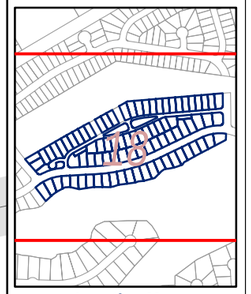
Portion W1/2 Section 17 & Portion SE 1/4 Section 18 T16N - R22E, MD&M

19-63





County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 150'

Revised: April 11, 2007

N W E S

NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DAYTON VALLEY COUNTRY CLUB UNIT #4
S.M. 156206 11-5-92

DAYTON VALLEY COUNTRY CLUB UNIT #3A
S.M. 162948 7-16-93

DVCA0114

Por NE1/4 SW1/4; NW1/4 SE1/4 Section 18 T16N-R22E, MD&M

19-66

BK16 PG34

BK29 PG46

BK16 PG34

BK16 PG361

PG71

BK29 PG06

BK16 PG362

PG58

NORTH POINTE CIR

NORTH POINTE CIRCLE CT

BAILEY ST

WHEELER RD

LAMMARI LN

McLAUGHLIN LN

ALPINE DR

ASPEN DR

VAIL DR

NORTH POINTE CIRCLE DR EAST

VALLEY VIEW CT

VALLEY VIEW DR

DAYTON VALLEY RD

AUGUSTA CT

LA COSTA CIR

LA COSTA AVE

662 RETENTION BASIN

663

664

665

666

661

County Location Map

Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- (3) Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- (411) Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
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- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1"= 150'

Revised: February 11, 2013

N W E S

DVCA0115

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

North Point Unit #1 S.M. 164730 9/22/93

North Point Unit #2 S.M. 175796 10/06/94

North Point Unit #3 S.M. 211956 11/06/97

Por Section 18 T16N-R22E, MD&M

19-71

DAYTON VALLEY RD

ROYAL TROON DR

SAWGRASS CT

LA COSTA CIR

LA COSTA AVE

BK29 PG04

BK16 PG36

PG63

BK29 PG06

BK16 PG36

18

219 — 15 — .15 Ac — 83.36' 21.02' 62.95' 114.06' 100' 46.80'

220 — 14 — .17 Ac — 62.95' 61.55' 110.56' 44.59'

221 — 13 — .17 Ac — 61.55' 26.01' 107.01' 48'

222 — 12 — .16 Ac — 83.97' 99.19' 33.47' 24.53'

223 — 11 — .14 Ac — 62' 98.60' 62'

224 — 10 — .14 Ac — 62' 98.01' 62'

225 — 9 — .14 Ac — 36.95' 24.11' 97.80' 61.99'

226 — 8 — .14 Ac — 62' 98.17' 62'

227 — 7 — .14 Ac — 62' 98.55' 62'

228 — 6 — .14 Ac — 62' 98.93' 62'

229 — 5 — .15 Ac — 58.82' 99.79' 58.01'

230 — 4 — .17 Ac — 42.89' 112.93' 18.29'

231 — 3 — .16 Ac — 52.53' 107.89' 74.63'

232 — 2 — .16 Ac — 15.32' 40.94' 113.22' 74.25'

233 — 1 — .21 Ac — 12.42' 56.93' 98.71' 62.39' 39.67'

218A — 6 — .19 Ac — BA 286775 — 108.96' 38.64' 130.15' 101.20'

217A — 7 — .15 Ac — BA 286775 — 52.40' 112.34' 48.93'

713

216 — 3 — .15 Ac — 55.99' 46.23'

215 — 4 — .14 Ac — 60' 100' 53.80'

214 — 5 — .20 Ac — 53.80' 104.13' 96' 39.15' 74.32'

714 — 1 — A — .12 Ac — 131.06' 55.57' 76.97' 11.09'

711

213 — 17 — .16 Ac — 80.35' 115.15'

212 — 18 — .16 Ac — 73.16' 112.42' 14.93' 28.40'

211 — 19 — .17 Ac — 7.19' 60.50' 110.84' 5.57' 31.42'

210 — 20 — .18 Ac — 59.24' 114.17' 44.02' 19.21' 37.65'

209 — 21 — .19 Ac — 59.38' 117.15' 36.19' 7.45'

712

208 — 22 — .18 Ac — 56.40' 128.28' 32.02' 19.62' 55.04'

207 — 23 — .14 Ac — 55.38' 109.16' 57.85'

206 — 24 — .15 Ac — 59.30' 93.90' 11.45' 35.43'

205 — 25 — .19 Ac — 59.29' 111.79' 38.87' 31.81'

204 — 26 — .19 Ac — 52.05' 4.56' 130.90' 137.16' 21.12' 43.51' 35.91'

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

Dayton Valley Country Club Unit # 3B
S.M. 183173 6/15/95

DVCA0116

County Location Map

Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

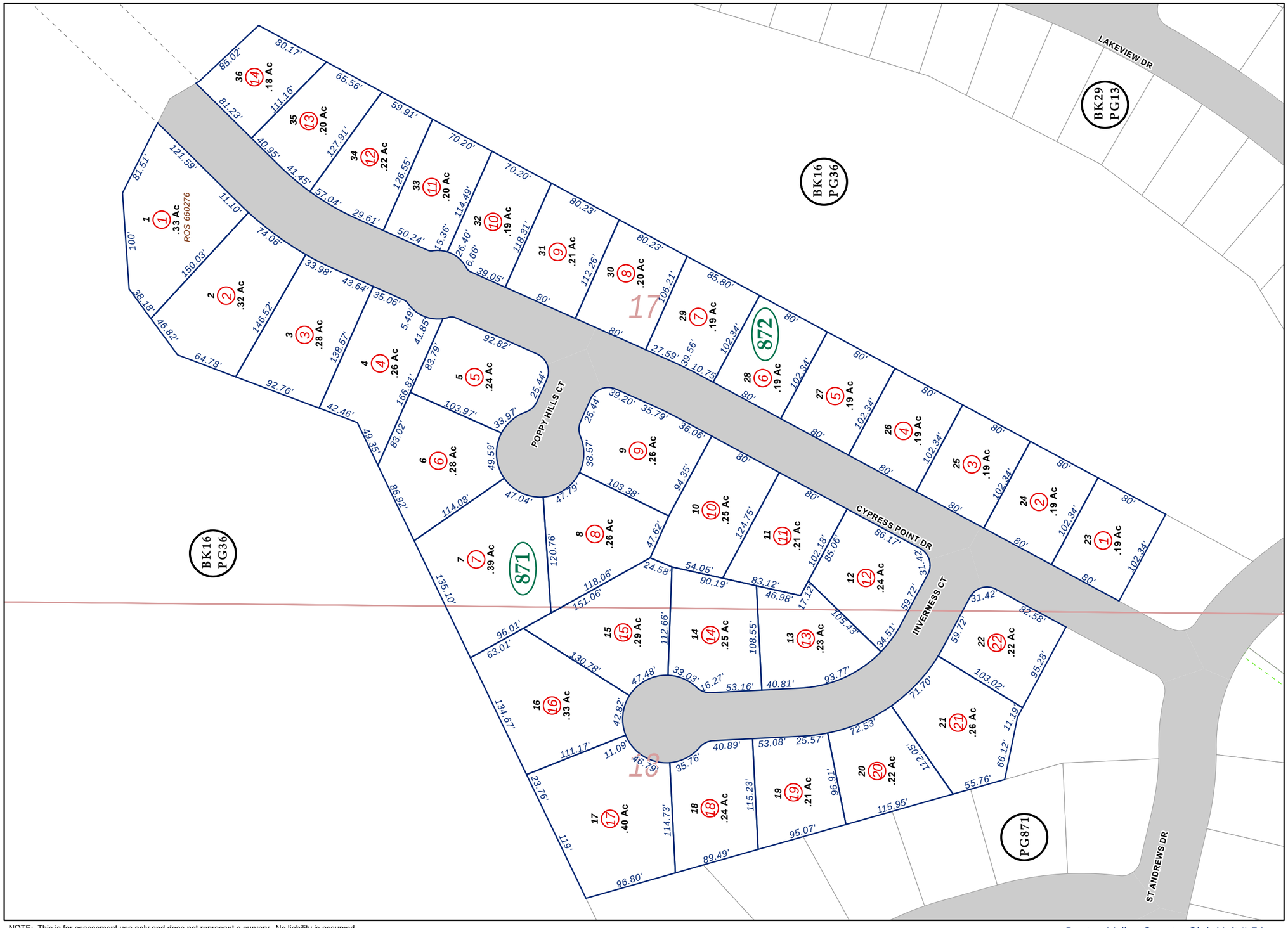
- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

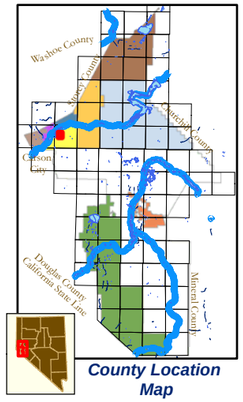
Scale: 1"= 100'
Revised: June 6, 2011

N W E S

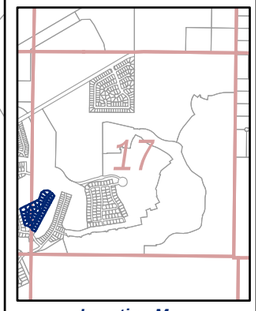
Por SW1/4 Section 17; Por SE1/4 Section 18, T16N-R22E, MD&M

19-87





County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
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- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1"= 100'
Revised: July 25, 2022

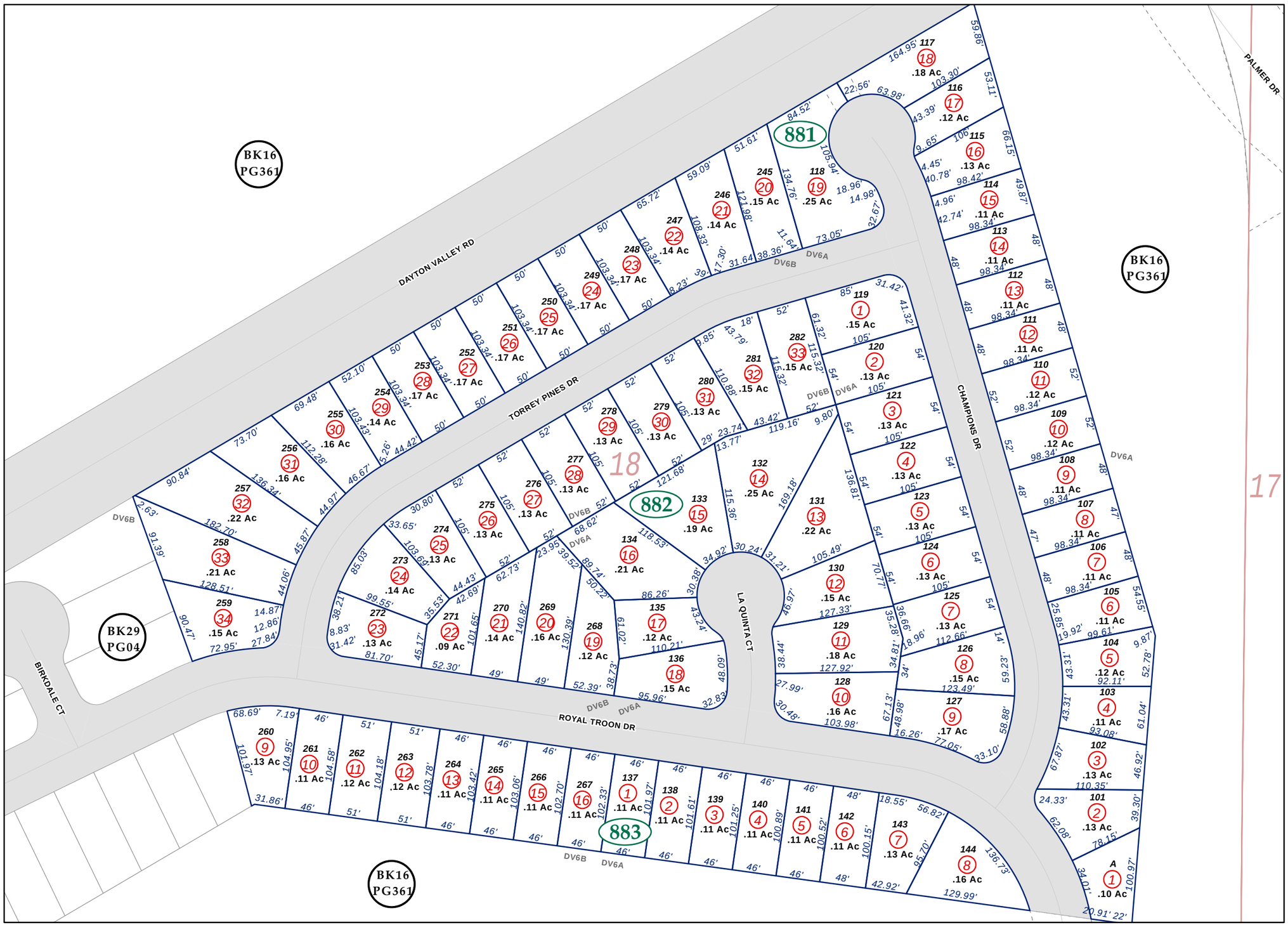
NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

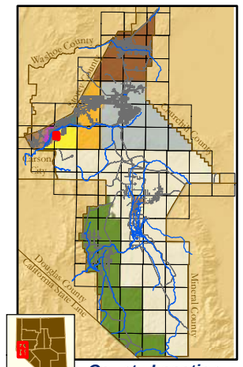
Dayton Valley Country Club Unit # 5A
S.M. 259889 4/19/01

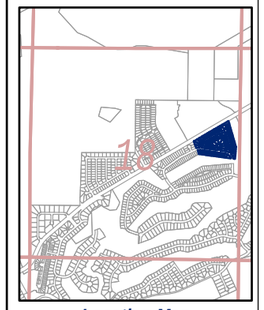
DVCA0117

Por E1/2 Section 18 T16N-R22E, MD&M

19-88







Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- (3) Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
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Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1"= 100'
Revised: July 22, 2011

N W E S

DVCA0118

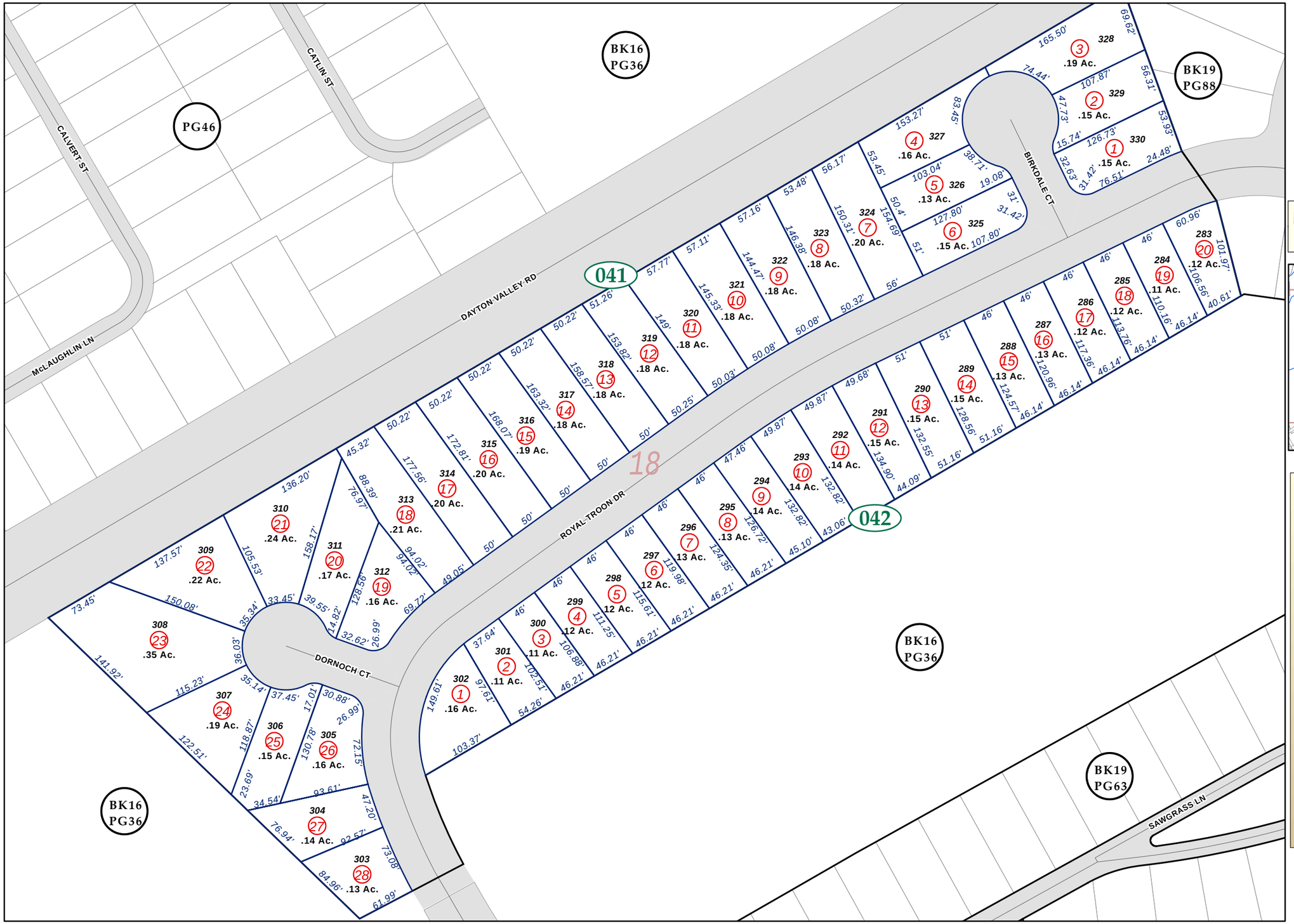
NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

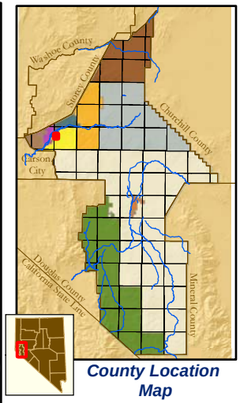
Dayton Valley Country Club Unit # 6A
S.M. 260514 5/3/01

Dayton Valley Country Club Unit # 6B
S.M. 282826 9/19/02

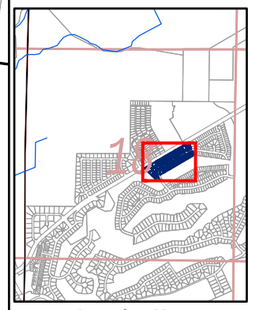
Portion NE 1/4 & Portion SE1/4 Section 18, T16N - R22E, MD&M

29-04





County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 100'
Revised: October 16, 2007

N W E S

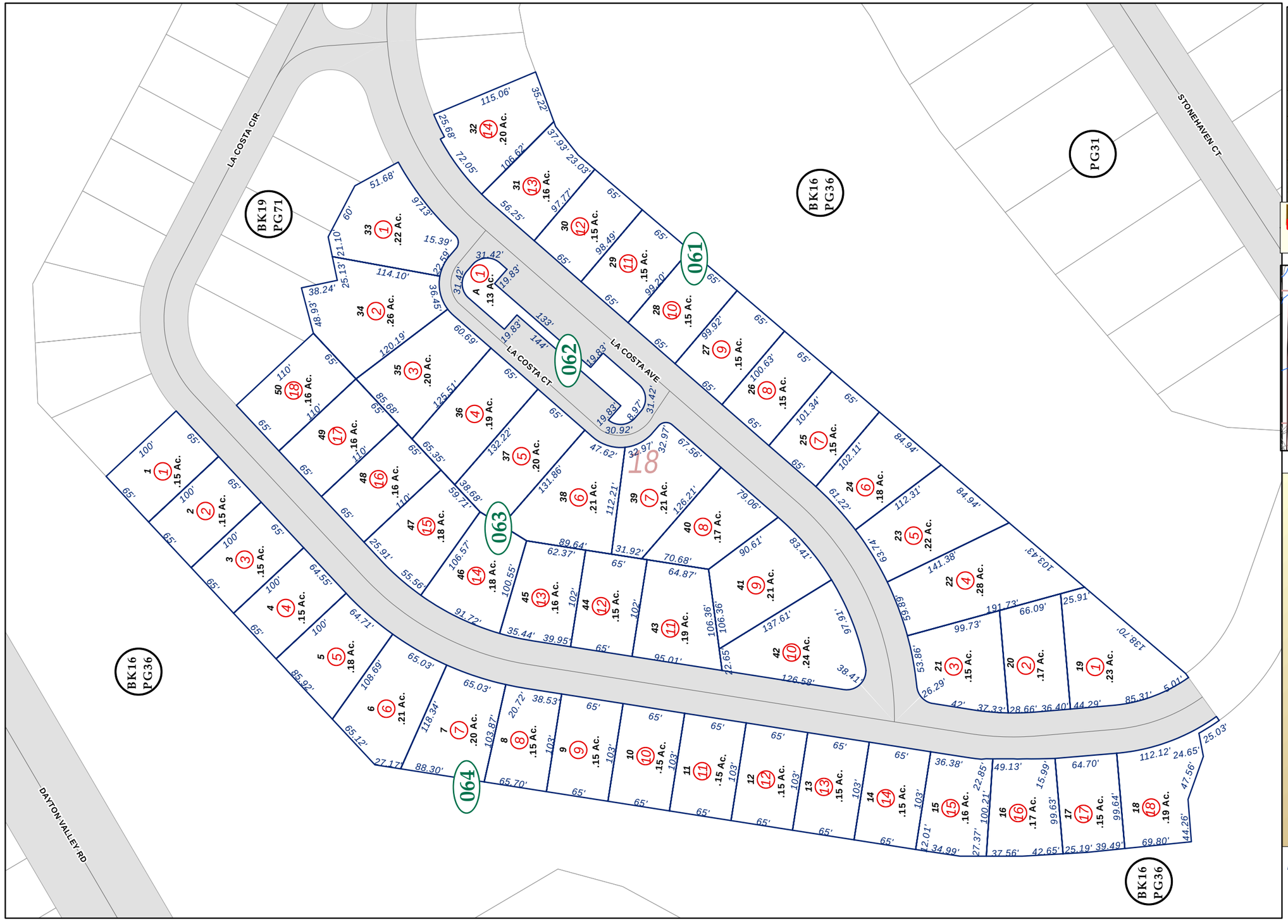
DVCA0119

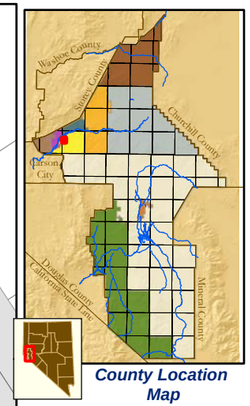
NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DAYTON VALLEY COUNTRY CLUB UNIT 6C
S.M. 302395 8/19/03

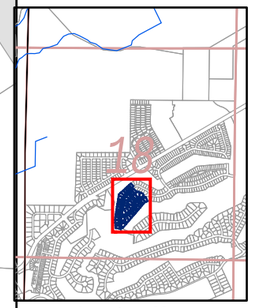
Portion S 1/2 Section 18, T16N - R22E, MD&M

29-06





County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 100'
Revised: November 9, 2007

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DAYTON VALLEY COUNTRY CLUB UNIT 3C
S.M. 303551 9/4/03

DVCA0120

Portion NE1/4 Section 19, T16N - R22E, MD&M

29-08

BK16 PG36

081

GRAYHAWK DR

PORTRUSH CT

LAHINCH CT

ST GEORGE'S CT

TURNBERRY CT

BALLYBUNION DR

BALLYBUNION CT

LAKEVIEW DR

20' RD EAS

083

082

PG27

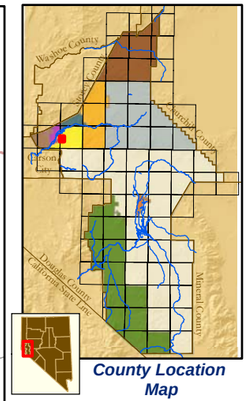
PG14

BK16 PG363

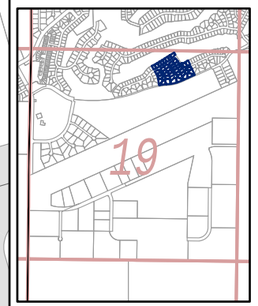
18

19

84	1	.22 Ac.
85	2	.16 Ac.
86	3	.19 Ac.
87	4	.17 Ac.
88	5	.17 Ac.
89	6	.17 Ac.
90	7	.20 Ac.
91	8	.17 Ac.
92	1	.20Ac.
93	2	.19 Ac.
94	3	.21 Ac.
95	4	.29 Ac.
96	5	.26 Ac.
97	6	.38 Ac.
98	7	.21 Ac.
99	8	.22 Ac.
100	9	.18 Ac.
101	10	.20 Ac.
102	11	.18 Ac.
103	12	.20 Ac.
104	13	.19 Ac.
105	14	.20 Ac.
106	15	.23 Ac.
107	16	.38Ac.
108	17	.30 Ac.
109	18	.28 Ac.
110	19	.20 Ac.
111	20	.22 Ac.
112	21	.17 Ac.
113	22	.17 Ac.
114	23	.18 Ac.
115	24	.21 Ac.
116	25	.18 Ac.
117	26	.17 Ac.
118	27	.17 Ac.
119	28	.20 Ac.
120	29	.20 Ac.
121	30	.32 Ac.
122	31	.27 Ac.
123	32	.28 Ac.
124	33	.21 Ac.
125	2	.20 Ac.
126	1	.22 Ac.
3		.01 Ac.



County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
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- PG24 Page Number

Cities & Townships

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- Mound House
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- Stagecoach
- Yerington

Scale: 1" = 100'

Revised: April 29, 2009

N W E S

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DAYTON VALLEY COUNTRY CLUB UNIT 5 C

S.M. 307894 11/7/03

DVCA0121

Portion SW 1/4 Section 18 & Portion NW1/4 Section 19, T16N - R22E, MD&M

29-09

BK16 PG36

BK16 PG36

BK19 PG61

BK16 PG36

BK19 PG61

PG15

PG15

18

19

ST ANDREWS DR

KINGSBARN CT

BAYHILL CIR

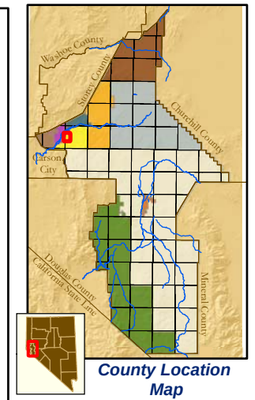
GLENEAGLES CT

CARNOUSTIE CT

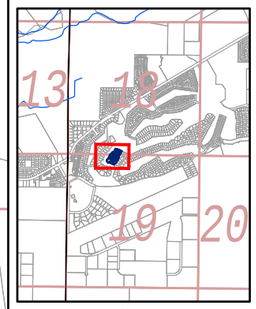
091

092

1	1	.32 Ac.	
2	2	.30 Ac.	
3	3	.34 Ac.	
4	4	.49 Ac.	
5	5	.37 Ac.	
6	6	.35 Ac.	
7	7	.30 Ac.	
8	8	.29 Ac.	
9	9	.28 Ac.	
10	1	.28 Ac.	
11	2	.28 Ac.	
12	3	.28 Ac.	



County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
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- 411 Block Number
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- PG24 Page Number

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- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 100'
Revised: October 11, 2007

N W E S

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DAYTON VALLEY COUNTRY CLUB UNIT 2F
S.M. 308216 11/13/03

DVCA0122

Portion SW 1/4 Section 17, T16N - R22E, MD&M

29-12

BK16 PG36

BK19 PG87

BK16 PG36

BK16 PG36

PG13

17

POPPY HILLS CT

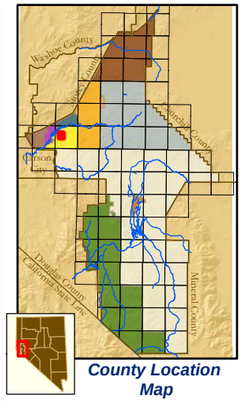
CYPRESS POINT DR

LAKEVIEW DR

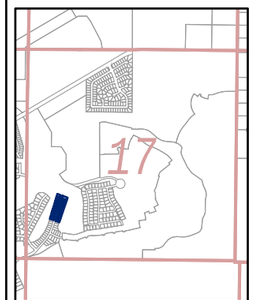
121

122

Lot	Parcel	Acreage	Depth	Front	Rear
1	27	.13 Ac.	100.88'	65.95'	70.44'
2	26	.13 Ac.	110.94'	54.51'	55.75'
3	25	.14 Ac.	111.17'	54.51'	54.55'
4	24	.14 Ac.	109.94'	54.51'	54.50'
5	23	.14 Ac.	108.72'	54.51'	54.50'
6	22	.14 Ac.	107.50'	54.51'	54.50'
7	21	.13 Ac.	106.28'	54.51'	54.50'
8	20	.13 Ac.	105.06'	54.51'	54.50'
9	19	.13 Ac.	103.84'	54.51'	54.50'
10	18	.13 Ac.	102.62'	54.51'	54.50'
11	17	.13 Ac.	101.40'	54.51'	54.50'
12	16	.13 Ac.	100.18'	54.51'	54.50'
12	28	.20 Ac.	120.62'	146.39'	64.55'
11	29	.14 Ac.	111.79'	73.49'	54.50'
10	30	.14 Ac.	110.53'	54.21'	54.50'
9	31	.14 Ac.	109.96'	54.50'	54.50'
8	32	.14 Ac.	109.39'	54.50'	54.50'
7	33	.14 Ac.	108.82'	54.50'	54.50'
6	34	.14 Ac.	108.25'	54.50'	54.50'
5	35	.14 Ac.	107.68'	54.50'	54.50'
4	36	.13 Ac.	107.11'	54.50'	54.50'
3	37	.13 Ac.	106.54'	54.50'	54.50'
2	38	.13 Ac.	105.97'	54.50'	54.50'
1	39	.13 Ac.	105.41'	54.50'	54.50'



County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- 3 Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- 411 Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 100'
Revised: February 15, 2012

N W E S

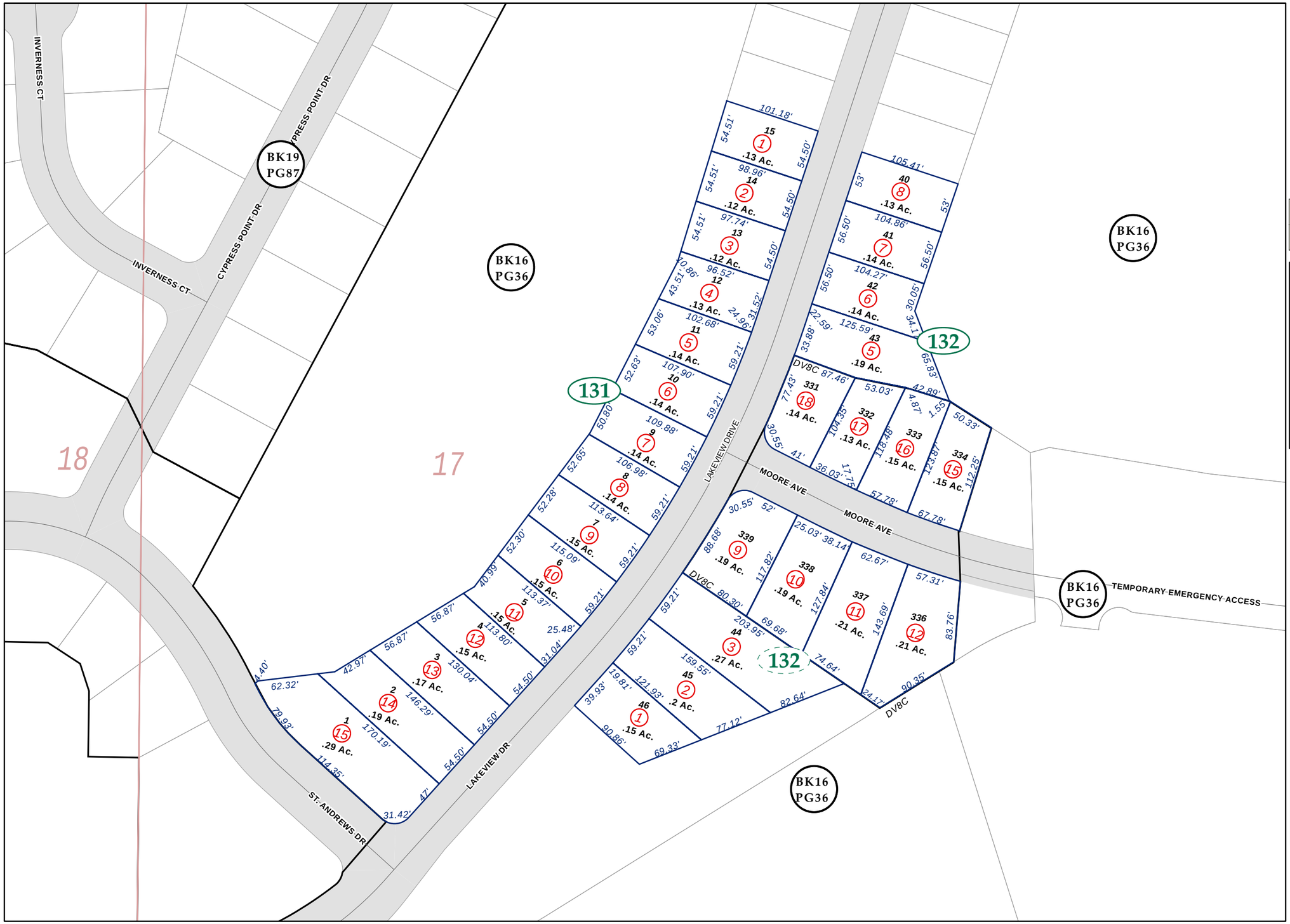
NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

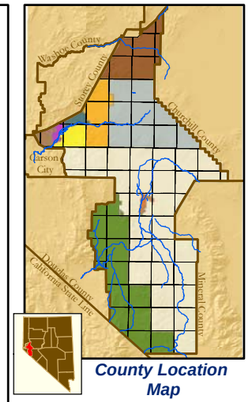
DAYTON VALLEY COUNTRY CLUB UNIT 8A
S.M. 318690 4/20/04

DVCA0123

Portion SW 1/4 Section 17, T16N-R22E, MD&M

29-13





Map Elements

- 1/4 Corner Section
- Section Ties
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Scale: 1" = 100'
Revised: April 25, 2007

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

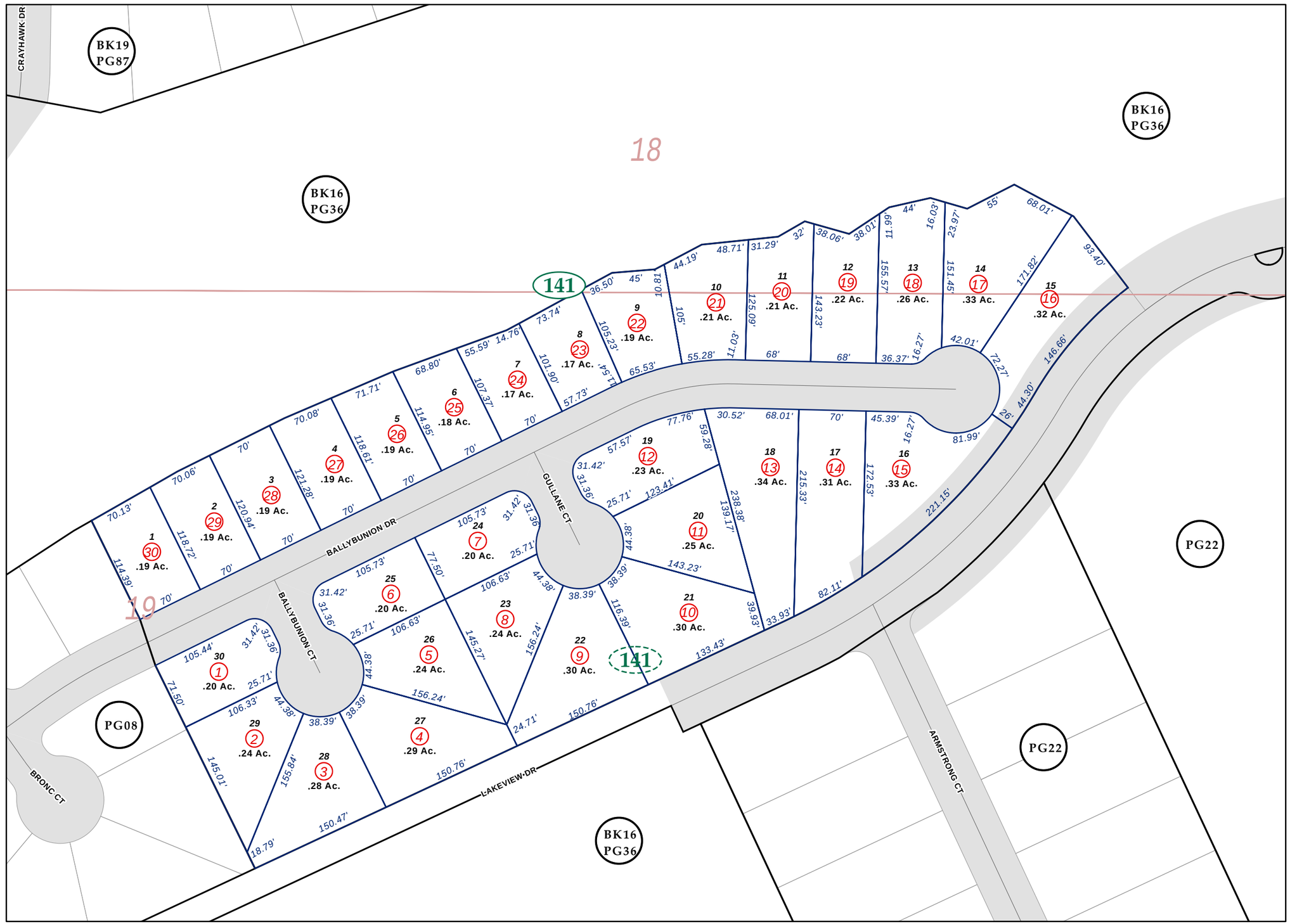
DAYTON VALLEY COUNTRY CLUB UNIT 8C
S.M. 379117 4/6/06

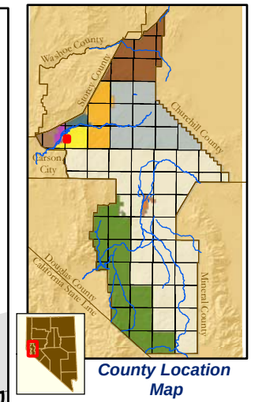
DAYTON VALLEY COUNTRY CLUB UNIT 8A
S.M. 318690 4/20/04

DVCA0124

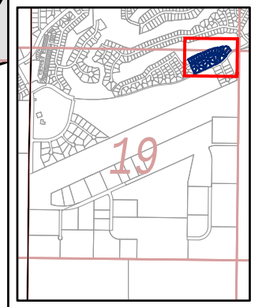
Portion NE1/4 Section 19, T16N - R22E, MD&M

29-14





County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
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- 0.13 Ac. Acreage of Parcel
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- PG24 Page Number

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- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 100'
Revised: October 18, 2007

N W E S

NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

DAYTON VALLEY COUNTRY CLUB UNIT 7A
S.M. 318691 4/20/04

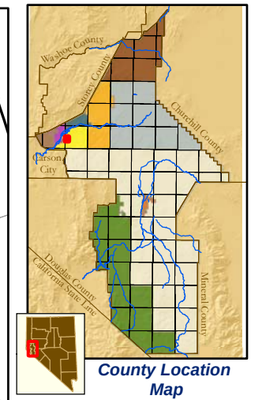
DVCA0125

Portion N1/2 Section 19 & Portion S1/2 Section 18, T16N - R22E, MD&M

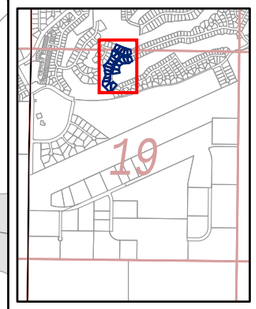
29-15

STONEHAVEN CT
STONHAVEN CT
ST. ANDREWS DR
PG47
BK16 PG36
GRAYHAWK DR
GRAYHAWK CT
PG27
CARNOUSTIE CT
ST ANDREWS DR
KINGSBARN CT
PG09
151
152
153
18
19

17 (1) .28 Ac. — 110.97' 25.17' 63.43' 163.49' 93.41'
16 (2) .31 Ac. — 44.07' 113.74' 173.92' 30.25'
15 (3) .31 Ac. — 16.94' 83.53' 167.47' 75.15'
14 (4) .28 Ac. — 29.22' 18.99' 42.68' 138.29' 96.57'
13 (5) .29 Ac. — 82.66' 123.24'
18 (6) .31 Ac. — 117.03' 38.45' 50' 36.27' 150.17' 82.66'
19 (5) .32 Ac. — 60.28' 10.25' 60' 187.74' 127'
20 (4) .38 Ac. — 17.10' 28.80' 42.74' 60.69' 130.75'
21 (3) .31 Ac. — 106' 110' 69.04' 112.03' 58.21'
22 (2) .34 Ac. — 142.79' 191.01' 79.57' 43.77' 39.77' 101.25' 70.50'
23 (1) .39 Ac. — 81.30' 48.23' 28.80' 42.74' 18.99'
34 (2) .31 Ac. — 130.26' 111.63' 19.30' 64.93' 131.85'
35 (1) .29 Ac. — 70.97' 5.99' 67.64' 37.21' 117.61'
33 (3) .35 Ac. — 145.16' 81.45' 147.39' 117.82'
32 (4) .33 Ac. — 30.98' 48.03' 35.51' 45.37' 111.75'
31 (5) .35 Ac. — 207.22' 151.74' 123.26' 66.28' 11.96' 64.12' 23.28' 34.98' 23.49' 48.07' 39.44' 40.06' 70' 130' 164.18' 211.93' 225' 65.89' 118.02'
30 (6) .36 Ac. — 27.14' 23.49' 20.17' 21.47' 29.97' 45.04' 28.23'
29 (7) .29 Ac. — 31.68' 84.16'
28 (8) .28 Ac. — 150.36' 85.81'
27 (9) .32 Ac. — 151.81' 18.98' 81'
26 (10) .42 Ac. — 85'
24 (12) .41 Ac.
25 (11) .50 Ac.



County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- 1 Parcel Lot
- (3) Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- (411) Block Number
- BK12 PG06 Parcel Book & Page Number
- PG24 Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 100'
Revised: October 12, 2007

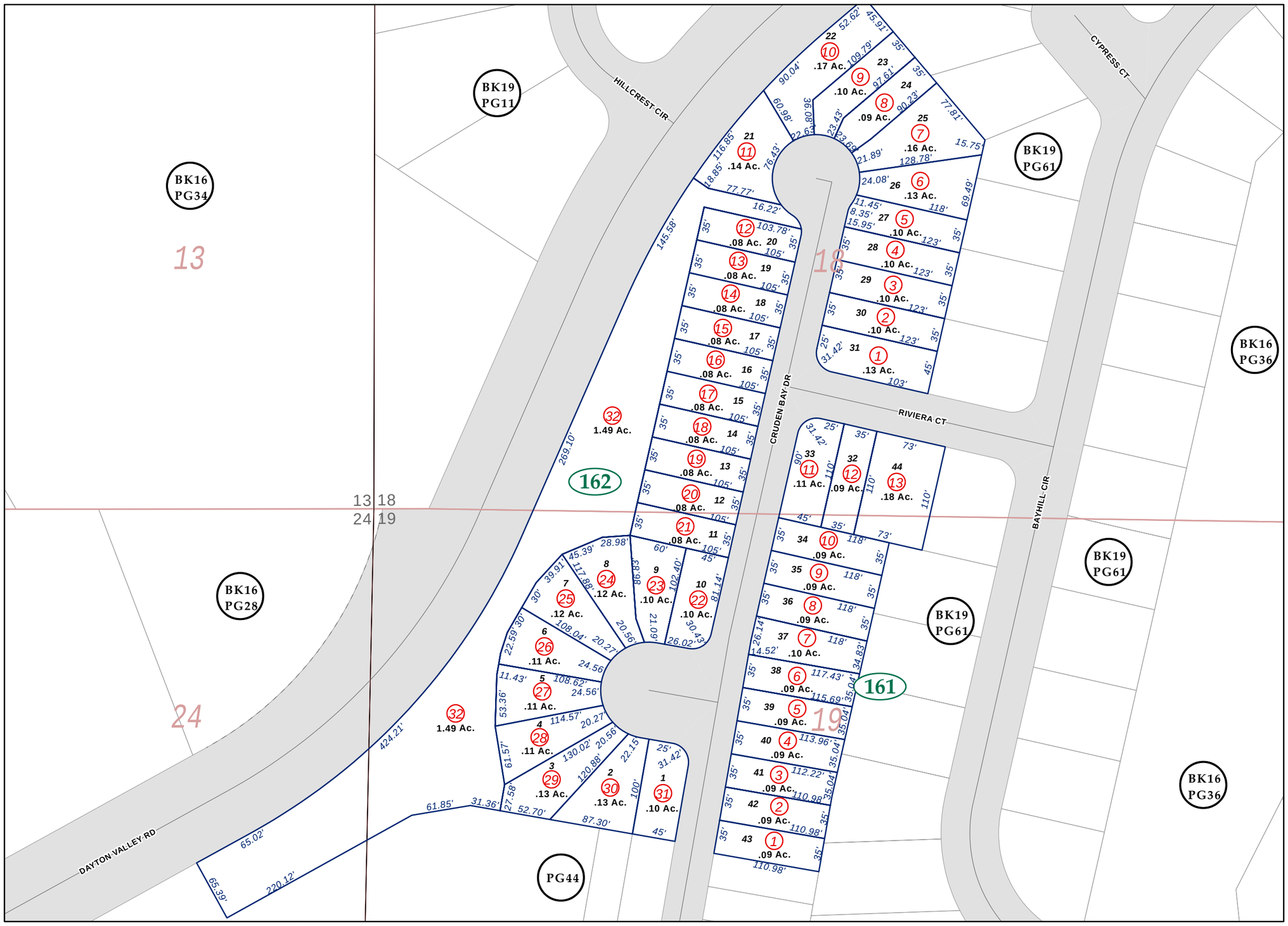
NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

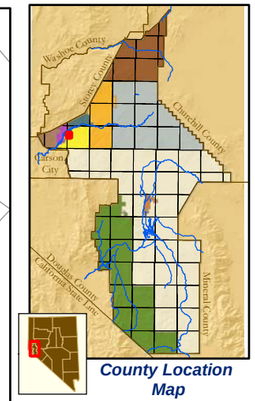
DAYTON VALLEY COUNTRY CLUB UNIT 2G
S.M. 318692 4/20/04

DVCA0126

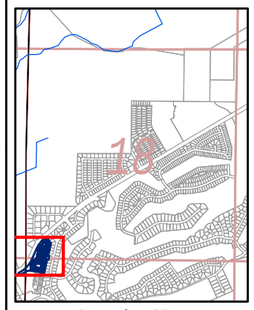
Portion NW 1/4 Section 19 & Portion SW1/4 Section 18 T16N - R22E, MD&M

29-16





County Location Map



Location Map

Map Elements

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- Yerington

Scale: 1" = 100'
Revised: November 13, 2007

N W E S

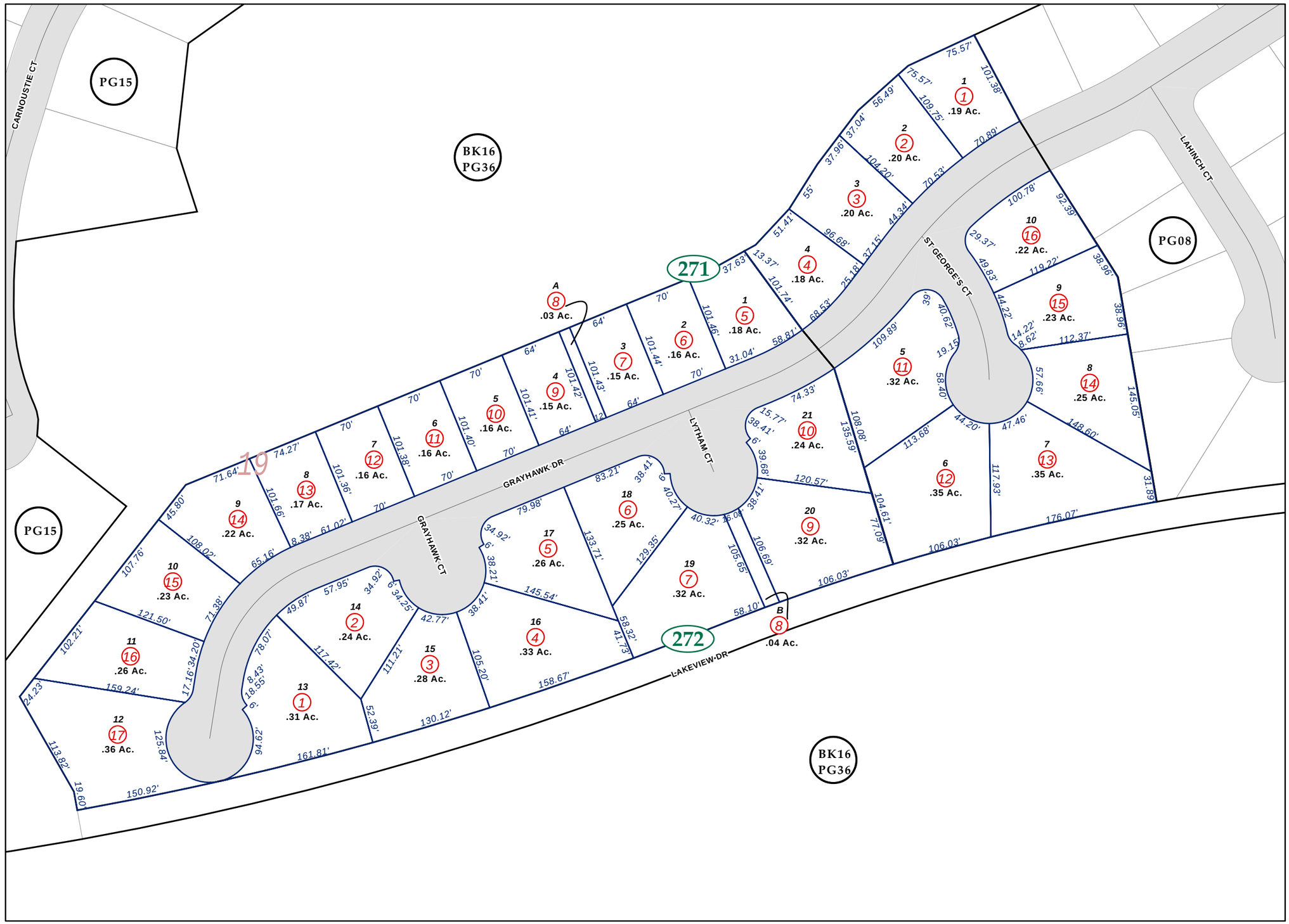
DVCA0127

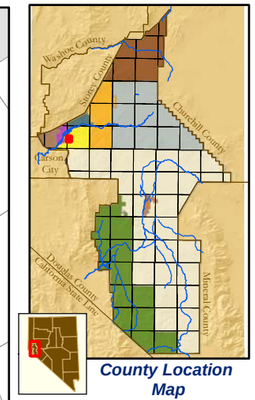
NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

THE GALLERY PHASE 1
S.M. 318704 4/20/04

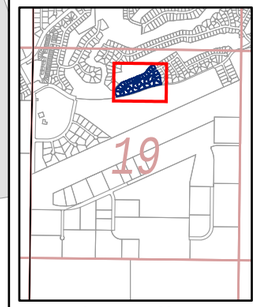
Portion NW1/4 Section 19, T16N - R22E, MD&M

29-27





County Location Map



Location Map

Map Elements

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Scale: 1" = 100'
Revised: October 15, 2007

N W E S

DVCA0128

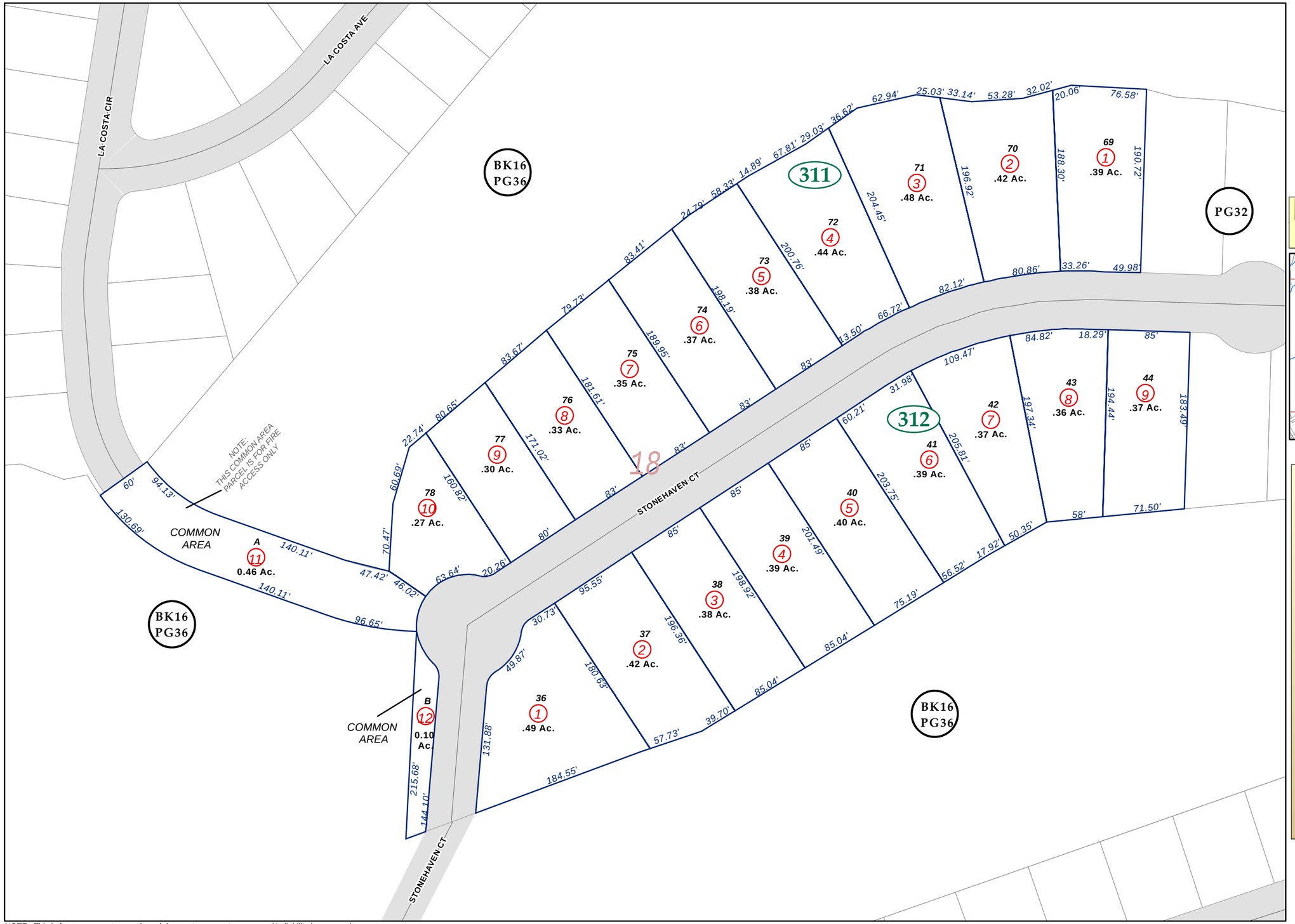
NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

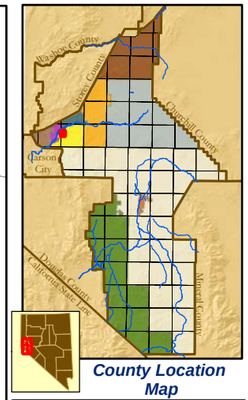
DAYTON VALLEY COUNTRY CLUB UNIT 7B
S.M. 332795 10/7/04

DAYTON VALLEY COUNTRY CLUB UNIT 5D
S.M. 332794 10/7/04

Portion S 1/2 Section 18, T16N-R22E, MD&M

29-31





County Location Map



Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
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- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 100'
Revised: April 26, 2007

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DAYTON VALLEY COUNTRY CLUB UNIT 2H
S.M. 350061 5/5/05

DVCA0129

Portion S 1/2 Section 18, T16N-R22E, MD&M

29-32

BK16 PG36

BK16 PG36

PG31

BK16 PG36

STONEHAVEN CT

10' STORM DRAIN EASEMENT

321

18

45	1	0.33 Ac.
46	2	0.32 Ac.
47	3	0.31 Ac.
48	4	0.39 Ac.
49	5	0.33 Ac.
50	6	0.38 Ac.
51	7	0.42 Ac.
52	8	0.36 Ac.
53	9	0.30 Ac.
54	10	0.32 Ac.
55	11	0.28 Ac.
56	12	0.35 Ac.
57	13	0.48 Ac.
58	14	0.35 Ac.
59	15	0.57 Ac.
60	16	0.42 Ac.
61	17	0.36 Ac.
62	18	0.36 Ac.
63	19	0.36 Ac.
64	20	0.37 Ac.
65	21	0.35 Ac.
66	22	0.32 Ac.
67	23	0.32 Ac.
68	24	0.36 Ac.

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DAYTON VALLEY COUNTRY CLUB UNIT 2H
S.M. 350061 5/5/05

DVCA0130

County Location Map

Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
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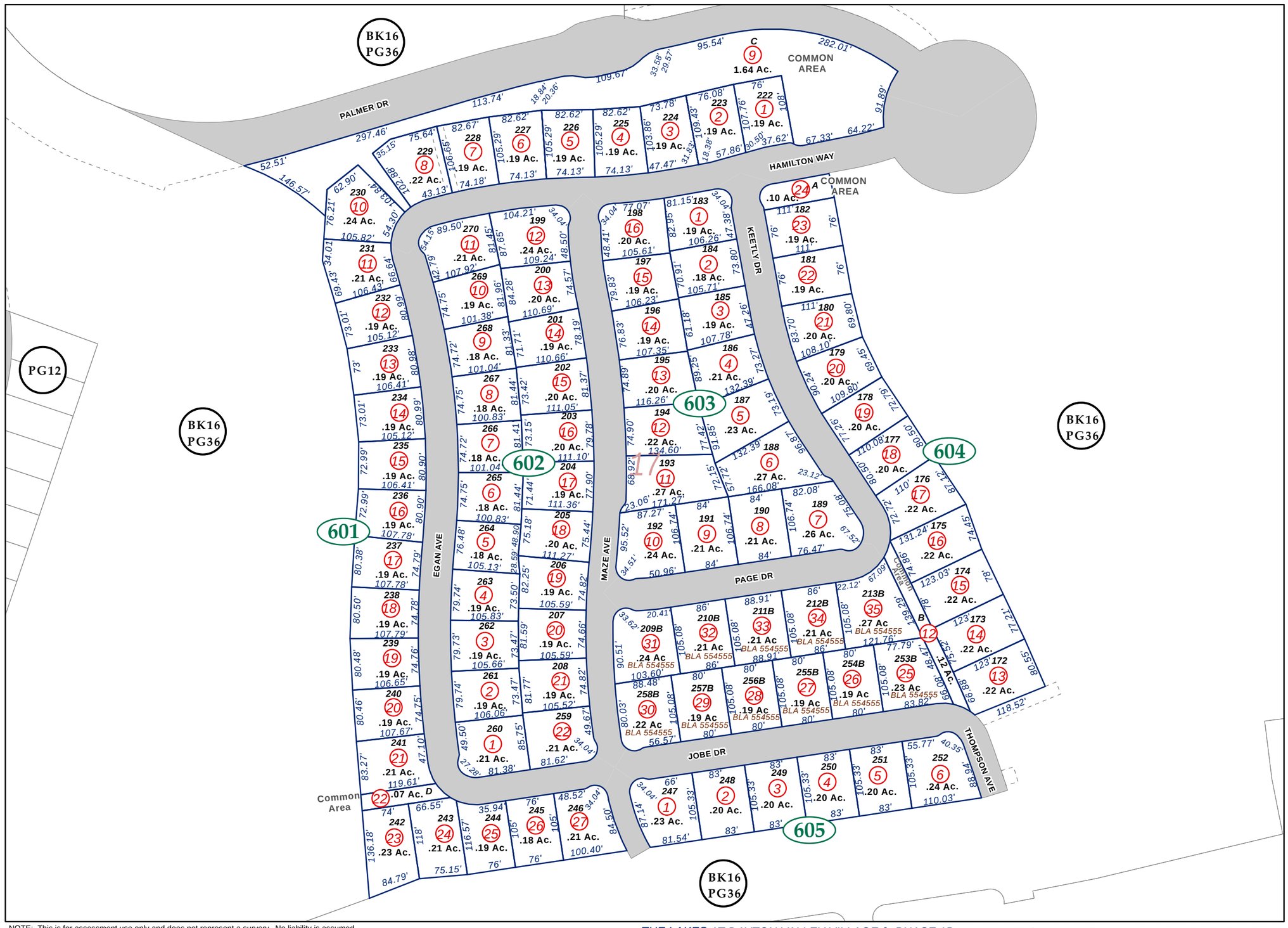
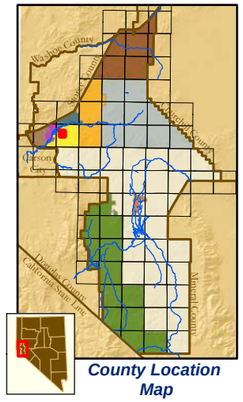
- Stagecoach
- Yerington

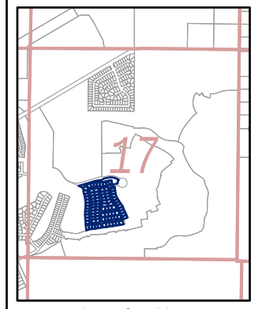
Scale: 1" = 100'
Revised: April 25, 2007

Portion SW 1/4 Section 17, T16N - R22E, MD&M





County Location Map



Location Map

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- Silver Springs
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- Stagecoach
- Yerington

Scale: 1" = 150'
Revised: August 25, 2016

N W E S

DVCA0131

NOTE: This is for assessment use only and does not represent a survery. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

THE LAKES AT DAYTON VALLEY VILLAGE 9 PHASE 1B
S.M. 402921 3/22/07

THE LAKES AT DAYTON VALLEY VILLAGE 9 PHASE 1A
S.M. 402920 3/22/07

Better Reserve Consultants

2171 W. Williams Ave. Ste. 214
Fallon, Nevada 89406
(775) 427-1617

Funding Reserve Analysis

for

Dayton Valley Community Association 2012 Full Study

November 3, 2011

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Funding Reserve Analysis

for

Dayton Valley Community Association 2012 Full Study

Table of Contents

Pages	Subject
1	Report Cover Sheet
2	Table of Contents
3 to 8	Reserve Study Summary
9 to 15	Reserve Item Summary
16 to 32	Reserve Item Listing
33 to 38	Present Cost Report
39	Cash Flow
40	Dues Summary
41 to 50	Expense Report
51	Expense Summary

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Better Reserve Consultants

2171 W. Williams Ave. Ste. 214
Fallon, Nevada 89406
(775) 427-1617

November 3, 2011

Mari Jo Betterley
State of Nevada Reserve Specialist RSS. 0000025
Visit Our Web Site at http://BetterReserveConsultants.com
Email Address: BetterReserves@cccomm.net

Dayton Valley Community Association Executive Board of Directors,

Better Reserve Consultants is pleased to present to Dayton Valley Community Association Executive Board of Directors the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

An Annual Update of the Reserve Study is strongly recommended. The Asphalt Roads are forcasted to have $4,410,477.50 in treatments over the next 30 years. This information has been based on an engineering report by Dal Hunter, Black Eagle Consulting. It is essential that the Report is updated to ensure that adequate funds are available to maintain, restore or replace roads as necessary.

A Copy of the Black Eagle Consulting Report will be included with the final Reserve Study, Mailed to Incline Property Management upon final approval by the Board of Directors.

A Full Reserve Study is required every 5 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves. Because of our economic conditions it is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

*Most recent Full Study completed: January 1, 2012
*Next Full Study Due: January 1, 2017
*Annual Review of the Reserve Study: Should be completed in the Summer of 2012 for the year 2013, prior to budget.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

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Project Description

The Dayton Valley Community Association is located in Dayton, Nevada. The Association consists of 824 Assessment Paying Members. The Common Area consists of extensive Asphalt Roads, Landscaping, a Perimeter Fence and 2 entry ways, with gates. The Home owners are responsible for their own home maintenance. The property and major components are well maintained and in overall good condition.

Study Method

Threshold Funding Method: Allows an Association to fund the replacement, restoration or repair of all major components with out a Special Assessment.

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.
Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.
Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum.As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Depth of Study

Full Reserve Study with an on site visit.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Dayton Valley Community Association Executive Board of Directors for the Dayton Valley Community Association 2012 Full Study funding study.

Reserve Study by Calendar Year Starting	*January 1, 2012*
Funding Study Length	*30 Years*
Number of Dues Paying Members	*824*
Reserve Balance as of January 1, 2012[1]	*$1,076,580*
Annual Inflation Rate	*3.50%*
Tax Rate on Reserve Interest [2]	*30.00%*
Minimum Reserve Account Balance	*$0*
Dues Change Period	*3 Years*
Annual Operating Budget	*$0*

[1] See "Financial Condition of Association" in this report.

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[2] Taxed as an IRS exempt association

Reserve Study Assumptions

Cost estimates and financial information are accurate and current.No unforeseen circumstances will cause a significant reduction of reserves.Sufficient comprehensive property insurance exists to protect from insurable risks.The association plans to continue to maintain the existing common areas and amenities.Reserve payments occur at the end of every calendar month.Expenses occur at the end of the expense year.

*If Present, Water and Sewer Line Replacement is not included as a Component in this Study.

*The Gate House Exterior maintenance is considered an Operating Expense and has not been included in this Study. The Gate House Roofs are metal and should have an estimated useful life of 40 years.

*The Speed Bumps and Street Signs are an operating expense and therefore, not included in this Study.

*The following Asphalt Road Treatment Costs were provided by Bob Precourt at Intermountain Slurry Seal, Inc through the recommendation of the Board of Directors.

Slurry Seal Type II - .15 / sq. ft
Overlay or Reconstruction - $2.00 / sq. ft.
Crack Fill average cost - $2.50 / lf.

The average cost of the Crack Fill is $100,000.00 per year

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the association.

Inflation Estimate

The Report includes an inflation rate based on the National Inflation Average- It does not necessarily reflect "today's" inflation.

Initial Reserves

Please see the Cash Flow Analysis in this Report.

Financial Condition of Association

The Dayton Valley Community Association is adequately funded as long as this funding plan is followed and there are no extenuating circumstances. Please see the Cash Flow Analysis in this Report.

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Reserve Funding Goal

The reserve fund is set to be at or above the prescriptive value- Minium Reserve Value-- listed in this Study.

Summary of Findings

Better Reserve Consultants has estimated future projected expenses for Dayton Valley Community Association 2012 Full Study based upon preservation of existing improvements.

The attached funding study is limited in scope to those expense items listed in the attached "Dayton Valley Community Association 2012 Full Study Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items occurs within the 30 Years of the reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Dayton Valley Community Association 2012 Full Study Dues Summary"" will realize this goal.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough?

To answer the question, some understanding of Percent Funded is required.Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements.

Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, sewer lines and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation.Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage).

The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Better Reserve Consultants believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years.*This reserve study should be updated:*At least once a year*At changes in interest rates*At changes in inflation rates*At changes in the number of dues paying members*Before starting new improvements*Before making changes to the property*After a flood or fire*After the change of ownership or

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management*After Annexation or Incorporation

Items Beyond the Scope of this Report

Building code or zoning ordinance violations.
Geological stability or soils conditions.
Structural stability or engineering analysis.
Termites, pests or other destroying organisms.
Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
Building value or appraisals.
Specific components noted as excluded on the report.
Adequacy of efficiency of any system or component.
Information not provide by the management company or association necessary to identify all assets.

Statement of Qualifications

Better Reserve Consultants is a professional in the business of preparing reserve studies for community associations. I have inspected the association improvements, and have made a complete review of all components required to complete a reserve study. I have completed a physical inspection of the components listed in this reserve study. My inspection included a review of current condition, economic life, remaining useful life, and replacement cost of all components included in this reserve study. No destructive testing was done. This was done by field measurements not drawing take-offs.

Re: Mari Jo Betterley - Nevada State Reserve Study Specialists - RSS. 0000025

Statement of Qualifications (NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets; ratification of budget).

General statement describing the procedures used for the estimation and accumulation of cash reserves pursuant to subparagraph:

Our Reserve Specialists estimate the current replacement cost and the remaining useful life of each replacement component for which the association is responsible. Additional data is included such as current reserve fund status, expected income from reserve funds, and inflation.

A comprehensive, detailed and easy to understand 30-year reserve analysis Report is presented to the Board of Directors and Community Association Manager. A recommended financial plan to ensure adequate funding of future requirements is also provided.

Our Reserve Studies provide The Board of Directors and Community Association Managers with an outstanding financial planning tool, and ensure that the Association is in compliance with good management practices and Nevada State Law. We have a reputation for quality, integrity, and timeliness and excellent customer service.

Study Method: Full Funding Method or Threshold Funding Method: Component Funding based on the National Cost Estimator-AFI Professional Reserve Study

*Qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152:

*We have been performing Reserve Studies for over 7 years.
*Business Member of CAI-Community Association Institute
*Our Reserve Specialists are in communication with the Ombudsman Office and the Nevada State Web Site to stay "up to date" on Legislative Changes that affect the Community Associations and NRS

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We work with Local Contractors to obtain actual estimates for replacement costs.

Log

Subject: Dayton Valley Community Association 2012 Full Study

Conflict of Interest

As the preparer of this reserve study, Better Reserve Consultants certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Better Reserve Consultants would like to thank Incline Property Management for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address if you have any questions.

Prepared by:

Mari Jo Betterley
Reserve Specialist
Nevada State RSS0000025

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Asphalt Roads						
Augusta Court Slurry Seal	$5,621	3 Years	5 Years	$6,465	$1,538	Yes
Agusta Court Overlay or Reconstruction	$74,952	7 Years	30 Years	$99,131	$11,206	Yes
Bally Bunion Ct. Slurry Seal	$1,721	4 Years	5 Years	$2,050	$385	Yes
Bally Bunion Ct. Overlay or Reconstruction	$22,950	21 Years	30 Years	$49,511	$1,690	Yes
Bally Bunion Drive Slurry Seal	$7,286	4 Years	5 Years	$8,678	$1,631	Yes
Bally Bunion Drive Overlay or Reconstruction	$97,152	21 Years	30 Years	$209,591	$7,156	Yes
Bayhill Cr. Slurry Seal	$26,825	3 Years	5 Years	$30,850	$7,341	Yes
Bayhill Cr. Overlay or Reconstruction	$357,670	7 Years	30 Years	$473,051	$53,477	Yes
Birkdale Ct. Slurry Seal	$1,836	4 Years	5 Years	$2,187	$411	Yes
Birkdale Ct. Overlay or Reconstruction	$24,480	20 Years	30 Years	$50,998	$1,849	Yes
Canterbury Ct. Slurry Seal	$4,673	3 Years	5 Years	$5,374	$1,279	Yes
Canterbury Ct. Overlay or Reconstruction	$62,304	21 Years	30 Years	$134,411	$4,589	Yes
Carmoustie Ct. Slurry Seal	$7,020	3 Years	5 Years	$8,073	$1,921	Yes
Carmoustie Ct. Overlay or Reconstruction	$93,600	22 Years	30 Years	$209,110	$6,736	Yes
Champions Drive Slurry Seal	$5,227	1 Years	5 Year	$5,606	$2,736	Yes
Champions Drive Overlay or Reconstruction	$69,696	22 Years	30 Years	$155,706	$5,016	Yes
Cypress Point Drive Slurry Seal	$7,601	3 Years	5 Years	$8,741	$2,080	Yes
Cypress Point Drive Overlay or Reconstruction	$101,340	19 Years	30 Years	$203,866	$7,867	Yes
Doral Court Slurry Seal	$1,598	3 Years	5 Years	$1,838	$437	Yes
Doral Ct. Overlay or Reconstruction	$21,312	7 Years	30 Years	$28,187	$3,186	Yes
Dornoch Drive Slurry Seal	$1,836	4 Years	5 Years	$2,187	$411	Yes
Dormoch Drive Overlay or Reconstruction	$24,480	20 Years	30 Years	$50,998	$1,849	Yes

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Dayton Valley Community Association 2012 Full Study Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Glen Eagles Ct. Slurry Seal	$4,229	3 Years	5 Years	$4,864	$1,157	Yes
Glen Eagles Ct. Overlay or Reconstruction	$56,388	7 Years	30 Years	$74,578	$8,431	Yes
Grayhawk Ct. Slurry Seal	$1,007	4 Years	5 Years	$1,200	$225	Yes
Grayhawk Ct. Overlay or Reconstruction	$13,430	23 Years	30 Years	$31,071	$946	Yes
Grayhawk Drive Slurry Seal	$12,469	4 Years	5 Years	$14,850	$2,791	Yes
Grayhawk Drive Overlay or Reconstruction	$166,250	22 Years	30 Years	$371,415	$11,965	Yes
Gullane Ct. Slurry Seal	$1,734	4 Years	5 Years	$2,065	$388	Yes
Gullane Ct. Overlay or Reconstruction	$23,120	22 Years	30 Years	$51,652	$1,664	Yes
Inverness Ct. Slurry Seal	$6,345	4 Years	5 Years	$7,557	$1,420	Yes
Iverness Ct. Overlay or Reconstruction	$84,600	20 Years	30 Years	$176,243	$6,390	Yes
Kingsbarn Ct. Slurry Seal	$2,911	3 Years	5 Years	$3,347	$797	Yes
Kingsbarn Ct. Overlay or Reconstruction	$38,808	20 Years	30 Years	$80,847	$2,931	Yes
La Costa Ave. Slurry Seal	$22,810	3 Years	5 Years	$26,232	$6,242	Yes
La Costa Ave. Overlay or Reconstruction	$304,128	7 Years	30 Years	$402,237	$45,471	Yes
La Costa Cir. Slurry Seal	$10,138	3 Years	5 Years	$11,659	$2,774	Yes
La Costa Cir. Overlay or Reconstruction	$135,168	22 Years	30 Years	$301,976	$9,728	Yes
La Costa Ct. Slurry Seal	$2,059	3 Years	5 Years	$2,368	$563	Yes
La Costa Ct. Overlay or Reconstruction	$27,450	22 Years	30 Years	$61,325	$1,976	Yes
La Quinta Ct. Slurry Seal	$1,593	3 Years	5 Years	$1,832	$436	Yes
La Quinta Ct. Overlay or Reconstruction	$21,240	20 Years	30 Years	$44,248	$1,604	Yes
Lahinch Ct. Slurry Seal	$4,673	4 Years	5 Years	$5,565	$1,046	Yes
Lahinch Ct. Overlay or Reconstruction	$62,304	22 Years	30 Years	$139,192	$4,484	Yes
Lakeview Drive Slurry Seal	$9,960	4 Years	5 Years	$11,862	$2,230	Yes
Lakeview Drive Overlay or Reconstruction	$132,800	22 Years	30 Years	$296,685	$9,557	Yes
Lytham Ct. Slurry Seal	$1,161	4 Years	5 Years	$1,383	$260	Yes
Lytham Ct. Overlay or Reconstruction	$15,480	23 Years	30 Years	$35,814	$1,091	Yes

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Dayton Valley Community Association 2012 Full Study Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Moore Ave. Slurry Seal	$1,536	4 Years	5 Years	$1,829	$344	Yes
Moore Ave. Overlay or Reconstruction	$20,480	23 Years	30 Years	$47,381	$1,443	Yes
Muirfield Ct. Slurry Seal	$4,673	3 Years	5 Years	$5,374	$1,279	Yes
Muirfield Ct. Overlay or Reconstruction	$62,304	21 Years	30 Years	$134,411	$4,589	Yes
Palmer Drive Southbound Slurry Seal	$6,750	3 Years	5 Years	$7,763	$1,847	Yes
Palmer Drive Southbound Overlay or Reconstruction	$90,000	7 Years	30 Years	$119,033	$13,456	Yes
Palmer Drive Northbound Slurry Seal	$6,750	3 Years	5 Years	$7,763	$1,847	Yes
Palmer Drive Northbound Overlay or Reconstruction	$90,000	3 Years	30 Years	$103,504	$24,631	Yes
Palmer E-W Slurry Seal Cypress Point Dr. to La Costa Ave. Slurry Seal	$11,700	3 Years	5 Years	$13,455	$3,202	Yes
Palmer E-W Overlay or Reconstruction Cypress Point Drive to La Costa Ave.	$156,000	3 Years	30 Years	$179,406	$42,693	Yes
Pebble Beach Ct. Slurry Seal	$3,456	3 Years	5 Years	$3,975	$946	Yes
Pebble Beach Ct. Overlay or Reconstruction	$46,080	7 Years	30 Years	$60,945	$6,890	Yes
Poppy Hills Ct. Slurry Seal	$1,910	3 Years	5 Years	$2,196	$523	Yes
Poppy Hills Ct. Overlay or Reconstruction	$25,460	20 Years	30 Years	$53,040	$1,923	Yes
Portrush Ct. Slurry Seal	$7,129	4 Years	5 Years	$8,490	$1,596	Yes
Portrush Ct. Overlay or Reconstruction	$95,050	22 Years	30 Years	$212,349	$6,841	Yes
Prestwick Ct. Slurry Seal	$1,268	3 Years	5 Years	$1,458	$347	Yes
Prestwick Ct. Overlay or Reconstruction	$16,900	21 Years	30 Years	$36,459	$1,245	Yes
Royal Troon Drive Slurry Seal	$13,068	4 Years	5 Years	$15,563	$2,925	Yes
Royal Troon Dr. Overlay or Reconstruction	$174,240	20 Years	30 Years	$362,986	$13,161	Yes
Sawgrass Lane Overlay or Reconstruction	$297,800	7 Years	30 Years	$393,868	$44,525	Yes

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Dayton Valley Community Association 2012 Full Study Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Sawgrass Lane Slurry Seal	$22,335	3 Years	5 Years	$25,686	$6,112	Yes
St. Andrews Drive Bayhill Cr. to 200 ft. East of Bayhill Cr. Slurry Seal	$9,938	5 Years	5 Years	$12,256	$1,895	Yes
St. Andrews Drive Overlay or Reconstruction Bayhill Cr. to 200 ft East of Bayhill Cr.	$132,500	6 Years	30 Years	$169,224	$22,146	Yes
St. Andrews Drive Slurry Seal Lakeview Drive to 200 ft. East of Bayhill Cr.	$9,938	5 Years	5 Years	$12,256	$1,895	Yes
St. Andrews Drive Overlay or Reconstruction Lakeview Dr. to 200' east of Bayhill Cr.	$132,500	21 Years	30 Years	$285,848	$9,759	Yes
St. George's Ct. Slurry Seal	$4,673	5 Years	5 Years	$5,763	$891	Yes
St. George's Ct. Overlay or Reconstruction	$62,304	23 Years	30 Years	$144,143	$4,389	Yes
Stonehaven Ct. Slurry Seal	$12,600	5 Years	5 Years	$15,540	$2,403	Yes
Stonehaven Ct. Overlay or Reconstruction	$168,000	24 Years	30 Years	$402,498	$11,606	Yes
Torrey Pines Drive Slurry Seal	$5,228	4 Years	5 Years	$6,226	$1,170	Yes
Torey Pines Drive Overlay or Reconstruction	$69,700	22 Years	30 Years	$155,715	$5,016	Yes
Turnberry Ct. Slurry Seal	$4,673	4 Years	5 Years	$5,565	$1,046	Yes
Turnberry Ct. Overlay or Reconstruction	$62,304	22 Years	30 Years	$139,192	$4,484	Yes
Concrete Curbs and Gutters Repair or Replace as Needed	$5,000	0 Years	2 Years	$5,178	$5,119	Yes
Annual Asphalt Crack Fill	$100,000	0 Year	1 Years	$103,557	$102,375	Yes
Street Lights Front Side of Bayhill Cr., Sawgrass Lane, Agusta Ct. ,	$20,000	10 Years	30 Years	$29,376	$2,323	Yes
Common Area						
Fence Wood	$125,000	13 Years	20 Years	$203,894	$12,179	Yes
Fire Gate	$1,500	10 Years	20 Years	$2,203	$174	Yes

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Dayton Valley Community Association 2012 Full Study Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Mail Box Replacement Phase I	$10,300	10 Years	20 Years	$15,129	$1,196	Yes
Mail Box Replacement Phase II	$10,300	15 Years	20 Years	$18,017	$917	Yes
Mail Box Replacement Phase III	$10,300	20 Years	20 Years	$21,457	$778	Yes
Mail Box Replacement Phase IV	$10,300	25 Years	20 Years	$25,555	$699	Yes
Block Wall / Cap Repair or Replacement as Needed	$2,000	5 Years	10 Years	$2,467	$381	Yes
Wrought Iron Fence on Dayton Valley Road by 4th Hole	$5,000	20 Years	40 Years	$10,416	$378	Yes
Fire Gates	$12,000	20 Years	40 Years	$24,999	$906	Yes
Landscaping						
Major Landscaping and Irrigation Repair or Replacement as Needed	$3,000	0 Year	1 Years	$3,107	$3,071	Yes
Xeriscape One Time Cost	$10,000	0 Years	30 Years	$10,356	$10,238	Yes
Entrance Palmer						
Gate	$20,000	5 Years	40 Years	$24,666	$3,815	Yes
Gate Operator/ Motors	$20,000	3 Years	10 Years	$23,001	$5,473	Yes
Key Pad Entry System	$5,000	3 Years	10 Years	$5,750	$1,368	Yes
Loops	$6,000	3 Years	10 Years	$6,900	$1,642	Yes
Painting of Gate and Surrounding Fence HOA Only	$1,900	5 Years	7 Years	$2,343	$362	Yes
Entrance Bayhill						
Gate	$20,000	20 Years	40 Years	$41,665	$1,511	Yes
Gate Operator/ Motors	$20,000	10 Years	10 Years	$29,376	$2,323	Yes
Key Pad Entry System	$5,000	10 Years	10 Years	$7,344	$581	Yes
Loops	$6,000	10 Years	10 Years	$8,813	$697	Yes
Paint Surrounding Fence and Gates	$2,300	5 Years	7 Years	$2,837	$439	Yes
Lighting	$1,000	19 Years	20 Years	$2,012	$77.63	Yes
Reserve Study						
Full Reserve Study	$2,500	4 Years	5 Years	$2,977	$560	Yes

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Dayton Valley Community Association 2012 Full Study Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Reserve Study Annual Update	$650	0 Year	1 Years	$673	$665	Yes

Raw Annual Payments do not include earned interest, tax adjustments or salvage.

Months Remaining in Calendar Year 2012: 12

Expected annual inflation: 3.50%

Interest earned on reserve funds: 2.50%

Initial Reserve: $1,076,580

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Abbreviations

AC - Asphalt
AQ - Average Quality
BLDG - Building
BLK - Block
BUR - Built up Roof
C&G - Curb and Gutter
CAB - Cabinet
CB - Catch Basin
CEM - Cement
CFT - Cubic Foot
CIP - Cast-in-place Concrete
CMU - Concrete Masonry Unit
COL - Column
CPT - Carpet
CT - Ceramic Tile
CTR - Counter
CYD - Cubic Yard
D - Drain
DEM - Demolish
DR - Door
DS - Downspout
DW - Dumb Waiter
E - East
EA - Each
ELEC - Electrical
EP - Electrical Panelboard
EXT - Exterior
FA - Fire Alarm
FLR - Floor
FN - Fence
FND - Foundation
FPL - Fireplace
FTG - Footing
FY - Fiscal Year
HQ - High Quality
LAM - Laminate
LAV - Lavatory
LC - Light Control
LW - Lightweight Concrete
MAS - Masonry
MFD - Metal Floor Decking
MH - Manhole
MQ - Medium Quality
MRB - Marble
MRD - Metal Roof Decking
N - North
PCC - Portland Cement Concrete
PCC - Portland Cement Concrete
PG - Plate Glass
PNL - Panel
PNT - Paint
PVMT - Pavement
PWD - Plywood
QT - Quarry Tile
R/R - Remove and Replace
RA - Return Air
RCP - Reinforced Concrete Pipe
RD - Roof Drain
REM - Remove
RL - Rail
S - South
SCB - Speed Control Bump
SHTH - Sheathing
SQ - Square
ST - Steel
STO - Storage
SYS - System
VB - Vapor Barrier
W - West
WC - Water Closet
WIN - Window
YD - Yard

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Asphalt Roads								
Augusta Court Slurry Seal	$0.15 / • ft	37476 • ft	$5,621	3 Years 5 Years	5 Years	2015 2020 2025 2030 2035 2040 2045	$6,465 $7,699 $9,169 $10,920 $13,005 $15,489 $18,446	$1,538.43 $1,447.21 $1,723.55 $2,052.65 $2,444.59 $2,911.36 $3,467.27
Agusta Court Overlay or Reconstruction	$2.00 / • ft	37476 • ft	$74,952	7 Years 30 Years	30 Years	2019 2049	$99,131 $282,849	$11,206.35 $6,339.91
Bally Bunion Ct. Slurry Seal	$0.15 / • ft	11475 • ft	$1,721	4 Years 5 Years	5 Years	2016 2021 2026 2031 2036 2041	$2,050 $2,441 $2,907 $3,463 $4,124 $4,911	$385.32 $458.89 $546.51 $650.87 $775.15 $923.15
Bally Bunion Ct. Overlay or Reconstruction	$2.00 / • ft	11475 • ft	$22,950	21 Years 30 Years	30 Years	2033 2063	$49,511 $141,269	$1,690.35 $3,166.48
Bally Bunion Drive Slurry Seal	$0.15 / • ft	48576 • ft	$7,286	4 Years 5 Years	5 Years	2016 2021 2026 2031 2036 2041	$8,678 $10,335 $12,308 $14,658 $17,457 $20,790	$1,631.13 $1,942.58 $2,313.51 $2,755.25 $3,281.35 $3,907.90
Bally Bunion Drive Overlay or Reconstruction	$2.00 / • ft	48576 • ft	$97,152	21 Years 30 Years	30 Years	2033 2063	$209,591 $598,022	$7,155.59 $13,404.37
Bayhill Cr. Slurry Seal	$0.15 / • ft	178835 • ft	$26,825	3 Years 5 Years	5 Years	2015 2020 2025 2030 2035 2040 2045	$30,850 $36,741 $43,756 $52,111 $62,061 $73,911 $88,024	$7,341.35 $6,906.09 $8,224.76 $9,795.21 $11,665.54 $13,892.99 $16,545.76
Bayhill Cr.	$2.00 / • ft	178835 • ft	$357,670	7 Years	30 Years	2019	$473,051	$53,476.58

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Bayhill Cr.	$2.00 / • ft	178835 • ft	$357,670	30 Years	30 Years	2049	$1,349,750	$30,253.99
Birkdale Ct. Slurry Seal	$0.15 / • ft	12240 • ft	$1,836	4 Years	5 Years	2016	$2,187	$411.01
						2021	$2,604	$489.48
				5 Years		2026	$3,101	$582.95
						2031	$3,693	$694.26
						2036	$4,399	$826.82
						2041	$5,239	$984.70
Birkdale Ct. Overlay or Reconstruction	$2.00 / • ft	12240 • ft	$24,480	20 Years	30 Years	2032	$50,998	$1,849.00
				30 Years		2062	$145,512	$3,261.58
Canterbury Ct. Slurry Seal	$0.15 / • ft	31152 • ft	$4,673	3 Years	5 Years	2015	$5,374	$1,278.82
						2020	$6,400	$1,203.00
				5 Years		2025	$7,622	$1,432.70
						2030	$9,077	$1,706.27
						2035	$10,811	$2,032.07
						2040	$12,875	$2,420.08
						2045	$15,333	$2,882.17
Canterbury Ct. Overlay or Reconstruction	$2.00 / • ft	31152 • ft	$62,304	21 Years	30 Years	2033	$134,411	$4,588.91
				30 Years		2063	$383,514	$8,596.28
Carmoustie Ct. Slurry Seal	$0.15 / • ft	46800 • ft	$7,020	3 Years	5 Years	2015	$8,073	$1,921.18
						2020	$9,615	$1,807.28
				5 Years		2025	$11,451	$2,152.37
						2030	$13,637	$2,563.35
						2035	$16,241	$3,052.80
						2040	$19,342	$3,635.71
						2045	$23,035	$4,329.92
Carmoustie Ct. Overlay or Reconstruction	$2.00 / • ft	46800 • ft	$93,600	22 Years	30 Years	2034	$209,110	$6,736.19
				30 Years		2064	$596,650	$13,373.61
Champions Drive Slurry Seal	$0.15 / • ft	34848 • ft	$5,227	1 Year	5 Years	2013	$5,606	$2,736.25
						2018	$6,676	$1,254.88
				5 Year		2023	$7,951	$1,494.49
						2028	$9,469	$1,779.85
						2033	$11,277	$2,119.70
						2038	$13,430	$2,524.44
						2043	$15,995	$3,006.46

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Champions Drive Overlay or Reconstruction	$2.00 / • ft	34848 • ft	$69,696	22 Years	30 Years	2034	$155,706	$5,015.87
				30 Years		2064	$444,275	$9,958.20
Cypress Point Drive Slurry Seal	$0.15 / • ft	50670 • ft	$7,601	3 Years	5 Years	2015	$8,741	$2,080.05
						2020	$10,410	$1,956.73
						2025	$12,398	$2,330.35
				5 Years		2030	$14,765	$2,775.32
						2035	$17,584	$3,305.24
						2040	$20,942	$3,936.35
						2045	$24,940	$4,687.97
Cypress Point Drive Overlay or Reconstruction	$2.00 / • ft	50670 • ft	$101,340	19 Years	30 Years	2031	$203,866	$7,866.85
				30 Years		2061	$581,688	$13,038.25
Doral Court Slurry Seal	$0.15 / • ft	10656 • ft	$1,598	3 Years	5 Years	2015	$1,838	$437.44
						2020	$2,189	$411.50
						2025	$2,607	$490.08
				5 Years		2030	$3,105	$583.65
						2035	$3,698	$695.10
						2040	$4,404	$827.82
						2045	$5,245	$985.89
Doral Ct. Overlay or Reconstruction	$2.00 / • ft	10656 • ft	$21,312	7 Years	30 Years	2019	$28,187	$3,186.44
				30 Years		2049	$80,426	$1,802.70
Dornoch Drive Slurry Seal	$0.15 / • ft	12240 • ft	$1,836	4 Years	5 Years	2016	$2,187	$411.01
						2021	$2,604	$489.48
						2026	$3,101	$582.95
				5 Years		2031	$3,693	$694.26
						2036	$4,399	$826.82
						2041	$5,239	$984.70
Dormoch Drive Overlay or Reconstruction	$2.00 / • ft	12240 • ft	$24,480	20 Years	30 Years	2032	$50,998	$1,849.00
				30 Years		2062	$145,512	$3,261.58
Glen Eagles Ct. Slurry Seal	$0.15 / • ft	28194 • ft	$4,229	3 Years	5 Years	2015	$4,864	$1,157.39
						2020	$5,792	$1,088.77
						2025	$6,898	$1,296.66
				5 Years		2030	$8,215	$1,544.25
						2035	$9,784	$1,839.12
						2040	$11,652	$2,190.28

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Glen Eagles Ct.	$0.15 / • ft	28194 • ft	$4,229	5 Years	5 Years	2045	$13,877	$2,608.50
Glen Eagles Ct. Overlay or Reconstruction	$2.00 / • ft	28194 • ft	$56,388	7 Years	30 Years	2019	$74,578	$8,430.78
				30 Years		2049	$212,793	$4,769.65
Grayhawk Ct. Slurry Seal	$0.15 / • ft	6715 • ft	$1,007	4 Years	5 Years	2016	$1,200	$225.48
						2021	$1,429	$268.54
						2026	$1,701	$319.81
				5 Years		2031	$2,026	$380.88
						2036	$2,413	$453.60
						2041	$2,874	$540.22
Grayhawk Ct. Overlay or Reconstruction	$2.00 / • ft	6715 • ft	$13,430	23 Years	30 Years	2035	$31,071	$946.15
				30 Years		2065	$88,654	$1,987.13
Grayhawk Drive Slurry Seal	$0.15 / • ft	83125 • ft	$12,469	4 Years	5 Years	2016	$14,850	$2,791.25
						2021	$17,685	$3,324.22
						2026	$21,062	$3,958.95
				5 Years		2031	$25,083	$4,714.89
						2036	$29,873	$5,615.16
						2041	$35,577	$6,687.34
Grayhawk Drive Overlay or Reconstruction	$2.00 / • ft	83125 • ft	$166,250	22 Years	30 Years	2034	$371,415	$11,964.65
				30 Years		2064	$1,059,755	$23,753.88
Gullane Ct. Slurry Seal	$0.15 / • ft	11560 • ft	$1,734	4 Years	5 Years	2016	$2,065	$388.17
						2021	$2,459	$462.29
						2026	$2,929	$550.56
				5 Years		2031	$3,488	$655.69
						2036	$4,154	$780.89
						2041	$4,948	$929.99
Gullane Ct. Overlay or Reconstruction	$2.00 / • ft	11560 • ft	$23,120	22 Years	30 Years	2034	$51,652	$1,663.90
				30 Years		2064	$147,378	$3,303.40
Inverness Ct. Slurry Seal	$0.15 / • ft	42300 • ft	$6,345	4 Years	5 Years	2016	$7,557	$1,420.39
						2021	$8,999	$1,691.60
						2026	$10,718	$2,014.60
				5 Years		2031	$12,764	$2,399.28
						2036	$15,201	$2,857.40
						2041	$18,104	$3,403.00

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Iverness Ct. Overlay or Reconstruction	$2.00 / • ft	42300 • ft	$84,600	20 Years	30 Years	2032	$176,243	$6,389.92
				30 Years		2062	$502,872	$11,271.63
Kingsbarn Ct. Slurry Seal	$0.15 / • ft	19404 • ft	$2,911	3 Years	5 Years	2015	$3,347	$796.55
						2020	$3,986	$749.33
						2025	$4,748	$892.40
				5 Years		2030	$5,654	$1,062.80
						2035	$6,734	$1,265.74
						2040	$8,020	$1,507.42
						2045	$9,551	$1,795.25
Kingsbarn Ct. Overlay or Reconstruction	$2.00 / • ft	19404 • ft	$38,808	20 Years	30 Years	2032	$80,847	$2,931.21
				30 Years		2062	$230,679	$5,170.56
La Costa Ave. Slurry Seal	$0.15 / • ft	152064 • ft	$22,810	3 Years	5 Years	2015	$26,232	$6,242.37
						2020	$31,241	$5,872.27
						2025	$37,206	$6,993.54
				5 Years		2030	$44,310	$8,328.90
						2035	$52,771	$9,919.25
						2040	$62,847	$11,813.26
						2045	$74,847	$14,068.91
La Costa Ave. Overlay or Reconstruction	$2.00 / • ft	152064 • ft	$304,128	7 Years	30 Years	2019	$402,237	$45,471.32
				30 Years		2049	$1,147,697	$25,725.07
La Costa Cir. Slurry Seal	$0.15 / • ft	67584 • ft	$10,138	3 Years	5 Years	2015	$11,659	$2,774.39
						2020	$13,885	$2,609.90
						2025	$16,536	$3,108.24
				5 Years		2030	$19,693	$3,701.73
						2035	$23,454	$4,408.56
						2040	$27,932	$5,250.34
						2045	$33,265	$6,252.85
La Costa Cir. Overlay or Reconstruction	$2.00 / • ft	67584 • ft	$135,168	22 Years	30 Years	2034	$301,976	$9,727.75
				30 Years		2064	$861,624	$19,312.87
La Costa Ct. Slurry Seal	$0.15 / • ft	13725 • ft	$2,059	3 Years	5 Years	2015	$2,368	$563.42
						2020	$2,820	$530.02
				5 Years		2025	$3,358	$631.22
						2030	$3,999	$751.75
						2035	$4,763	$895.29

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
La Costa Ct. Slurry Seal	$0.15 / • ft	13725 • ft	$2,059	5 Years	5 Years	2040	$5,672	$1,066.24
						2045	$6,756	$1,269.83
La Costa Ct. Overlay or Reconstruction	$2.00 / • ft	13725 • ft	$27,450	22 Years	30 Years	2034	$61,325	$1,975.52
				30 Years		2064	$174,979	$3,922.07
La Quinta Ct. Slurry Seal	$0.15 / • ft	10620 • ft	$1,593	3 Years	5 Years	2015	$1,832	$435.96
						2020	$2,182	$410.11
						2025	$2,598	$488.42
				5 Years		2030	$3,095	$581.68
						2035	$3,685	$692.75
						2040	$4,389	$825.03
						2045	$5,227	$982.56
La Quinta Ct. Overlay or Reconstruction	$2.00 / • ft	10620 • ft	$21,240	20 Years	30 Years	2032	$44,248	$1,604.28
				30 Years		2062	$126,253	$2,829.90
Lahinch Ct. Slurry Seal	$0.15 / • ft	31152 • ft	$4,673	4 Years	5 Years	2016	$5,565	$1,046.05
						2021	$6,628	$1,245.79
						2026	$7,893	$1,483.66
				5 Years		2031	$9,400	$1,766.96
						2036	$11,195	$2,104.34
						2041	$13,333	$2,506.15
Lahinch Ct. Overlay or Reconstruction	$2.00 / • ft	31152 • ft	$62,304	22 Years	30 Years	2034	$139,192	$4,483.88
				30 Years		2064	$397,155	$8,902.02
Lakeview Drive Slurry Seal	$0.15 / • ft	66400 • ft	$9,960	4 Years	5 Years	2016	$11,862	$2,229.64
						2021	$14,127	$2,655.38
						2026	$16,824	$3,162.40
				5 Years		2031	$20,037	$3,766.24
						2036	$23,862	$4,485.37
						2041	$28,419	$5,341.82
Lakeview Drive Overlay or Reconstruction	$2.00 / • ft	66400 • ft	$132,800	22 Years	30 Years	2034	$296,685	$9,557.33
				30 Years		2064	$846,529	$18,974.53
Lytham Ct. Slurry Seal	$0.15 / • ft	7740 • ft	$1,161	4 Years	5 Years	2016	$1,383	$259.90
						2021	$1,647	$309.53
						2026	$1,961	$368.63
				5 Years		2031	$2,336	$439.02
						2036	$2,782	$522.84

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Lytham Ct.	$0.15 / • ft	7740 • ft	$1,161	5 Years	5 Years	2041	$3,313	$622.68
Lytham Ct. Overlay or Reconstruction	$2.00 / • ft	7740 • ft	$15,480	23 Years	30 Years	2035	$35,814	$1,090.57
				30 Years		2065	$102,186	$2,290.46
Moore Ave. Slurry Seal	$0.15 / • ft	10240 • ft	$1,536	4 Years	5 Years	2016	$1,829	$343.85
						2021	$2,179	$409.50
						2026	$2,595	$487.70
				5 Years		2031	$3,090	$580.82
						2036	$3,680	$691.72
						2041	$4,383	$823.80
Moore Ave. Overlay or Reconstruction	$2.00 / • ft	10240 • ft	$20,480	23 Years	30 Years	2035	$47,381	$1,442.82
				30 Years		2065	$135,192	$3,030.27
Muirfield Ct. Slurry Seal	$0.15 / • ft	31152 • ft	$4,673	3 Years	5 Years	2015	$5,374	$1,278.82
						2020	$6,400	$1,203.00
						2025	$7,622	$1,432.70
				5 Years		2030	$9,077	$1,706.27
						2035	$10,811	$2,032.07
						2040	$12,875	$2,420.08
						2045	$15,333	$2,882.17
Muirfield Ct. Overlay or Reconstruction	$2.00 / • ft	31152 • ft	$62,304	21 Years	30 Years	2033	$134,411	$4,588.91
				30 Years		2063	$383,514	$8,596.28
Palmer Drive Southbound Slurry Seal	$0.15 / • ft	45000 • ft	$6,750	3 Years	5 Years	2015	$7,763	$1,847.29
						2020	$9,245	$1,737.77
						2025	$11,010	$2,069.58
				5 Years		2030	$13,113	$2,464.76
						2035	$15,616	$2,935.38
						2040	$18,598	$3,495.87
						2045	$22,149	$4,163.39
Palmer Drive Southbound Overlay or Reconstruction	$2.00 / • ft	45000 • ft	$90,000	7 Years	30 Years	2019	$119,033	$13,456.24
				30 Years		2049	$339,636	$7,612.77
Palmer Drive Northbound Slurry Seal	$0.15 / • ft	45000 • ft	$6,750	3 Years	5 Years	2015	$7,763	$1,847.29
						2020	$9,245	$1,737.77
				5 Years		2025	$11,010	$2,069.58
						2030	$13,113	$2,464.76

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Palmer Drive Northbound Slurry Seal	$0.15 / • ft	45000 • ft	$6,750	5 Years	5 Years	2035	$15,616	$2,935.38
						2040	$18,598	$3,495.87
						2045	$22,149	$4,163.39
Palmer Drive Northbound Overlay or Reconstruction	$2.00 / • ft	45000 • ft	$90,000	3 Years	30 Years	2015	$103,504	$24,630.57
				30 Years		2045	$295,325	$6,619.57
Palmer E-W Slurry Seal Cypress Point Dr. to La Costa Ave. Slurry Seal	$0.15 / • ft	78000 • ft	$11,700	3 Years	5 Years	2015	$13,455	$3,201.97
						2020	$16,025	$3,012.13
						2025	$19,084	$3,587.28
				5 Years		2030	$22,729	$4,272.24
						2035	$27,068	$5,088.00
						2040	$32,237	$6,059.52
						2045	$38,392	$7,216.54
Palmer E-W Overlay or Reconstruction Cypress Point Drive to La Costa Ave.	$2.00 / • ft	78000 • ft	$156,000	3 Years	30 Years	2015	$179,406	$42,693.00
				30 Years		2045	$511,897	$11,473.93
Pebble Beach Ct. Slurry Seal	$0.15 / • ft	23040 • ft	$3,456	3 Years	5 Years	2015	$3,975	$945.81
						2020	$4,733	$889.74
						2025	$5,637	$1,059.63
				5 Years		2030	$6,714	$1,261.95
						2035	$7,996	$1,502.92
						2040	$9,522	$1,789.89
						2045	$11,340	$2,131.65
Pebble Beach Ct. Overlay or Reconstruction	$2.00 / • ft	23040 • ft	$46,080	7 Years	30 Years	2019	$60,945	$6,889.59
				30 Years		2049	$173,894	$3,897.74
Poppy Hills Ct. Slurry Seal	$0.15 / • ft	12730 • ft	$1,910	3 Years	5 Years	2015	$2,196	$522.58
						2020	$2,615	$491.60
						2025	$3,115	$585.46
				5 Years		2030	$3,709	$697.25
						2035	$4,418	$830.39
						2040	$5,261	$988.94
						2045	$6,266	$1,177.78
Poppy Hills Ct.	$2.00 / • ft	12730 • ft	$25,460	20 Years	30 Years	2032	$53,040	$1,923.02

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Poppy Hills Ct.	$2.00 / • ft	12730 • ft	$25,460	30 Years	30 Years	2062	$151,337	$3,392.15
Portrush Ct. Slurry Seal	$0.15 / • ft	47525 • ft	$7,129	4 Years	5 Years	2016	$8,490	$1,595.84
						2021	$10,111	$1,900.55
				5 Years		2026	$12,042	$2,263.45
						2031	$14,341	$2,695.64
						2036	$17,079	$3,210.35
						2041	$20,340	$3,823.35
Portrush Ct. Overlay or Reconstruction	$2.00 / • ft	47525 • ft	$95,050	22 Years	30 Years	2034	$212,349	$6,840.54
				30 Years		2064	$605,893	$13,580.79
Prestwick Ct. Slurry Seal	$0.15 / • ft	8450 • ft	$1,268	3 Years	5 Years	2015	$1,458	$346.88
						2020	$1,736	$326.31
						2025	$2,067	$388.62
				5 Years		2030	$2,462	$462.83
						2035	$2,932	$551.20
						2040	$3,492	$656.45
						2045	$4,159	$781.79
Prestwick Ct. Overlay or Reconstruction	$2.00 / • ft	8450 • ft	$16,900	21 Years	30 Years	2033	$36,459	$1,244.75
				30 Years		2063	$104,028	$2,331.75
Royal Troon Drive Slurry Seal	$0.15 / • ft	87120 • ft	$13,068	4 Years	5 Years	2016	$15,563	$2,925.40
						2021	$18,535	$3,483.98
				5 Years		2026	$22,074	$4,149.22
						2031	$26,289	$4,941.48
						2036	$31,309	$5,885.03
						2041	$37,287	$7,008.73
Royal Troon Dr. Overlay or Reconstruction	$2.00 / • ft	87120 • ft	$174,240	20 Years	30 Years	2032	$362,986	$13,160.51
				30 Years		2062	$1,035,703	$23,214.77
Sawgrass Lane Overlay or Reconstruction	$2.00 / • ft	148900 • ft	$297,800	7 Years	30 Years	2019	$393,868	$44,525.19
				30 Years		2049	$1,123,817	$25,189.81
Sawgrass Lane Slurry Seal	$0.15 / • ft	148900 • ft	$22,335	3 Years	5 Years	2015	$25,686	$6,112.49
						2020	$30,591	$5,750.09
				5 Years		2025	$36,432	$6,848.02
						2030	$43,388	$8,155.60
						2035	$51,673	$9,712.86

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Sawgrass Lane Slurry Seal	$0.15 / • ft	148900 • ft	$22,335	5 Years	5 Years	2040	$61,539	$11,567.46
						2045	$73,290	$13,776.18
St. Andrews Drive Bayhill Cr. to 200 ft. East of Bayhill Cr. Slurry Seal	$0.15 / • ft	66250 • ft	$9,938	5 Years	5 Years	2017	$12,256	$1,895.41
						2022	$14,596	$2,743.61
						2027	$17,383	$3,267.48
						2032	$20,702	$3,891.38
						2037	$24,655	$4,634.41
						2042	$29,363	$5,519.32
St. Andrews Drive Overlay or Reconstruction Bayhill Cr. to 200 ft East of Bayhill Cr.	$2.00 / • ft	66250 • ft	$132,500	6 Years	30 Years	2018	$169,224	$22,146.39
				30 Years		2048	$482,846	$10,822.76
St. Andrews Drive Slurry Seal Lakeview Drive to 200 ft. East of Bayhill Cr.	$0.15 / • ft	66250 • ft	$9,938	5 Years	5 Years	2017	$12,256	$1,895.41
						2022	$14,596	$2,743.61
						2027	$17,383	$3,267.48
						2032	$20,702	$3,891.38
						2037	$24,655	$4,634.41
						2042	$29,363	$5,519.32
St. Andrews Drive Overlay or Reconstruction Lakeview Dr. to 200' east of Bayhill Cr.	$2.00 / • ft	66250 • ft	$132,500	21 Years	30 Years	2033	$285,848	$9,759.10
				30 Years		2063	$815,608	$18,281.45
St. George's Ct. Slurry Seal	$0.15 / • ft	31152 • ft	$4,673	5 Years	5 Years	2017	$5,763	$891.26
						2022	$6,863	$1,290.10
						2027	$8,174	$1,536.43
						2032	$9,735	$1,829.80
						2037	$11,593	$2,179.19
						2042	$13,807	$2,595.29
St. George's Ct. Overlay or Reconstruction	$2.00 / • ft	31152 • ft	$62,304	23 Years	30 Years	2035	$144,143	$4,389.33
				30 Years		2065	$411,280	$9,218.64
Stonehaven Ct. Slurry Seal	$0.15 / • ft	84000 • ft	$12,600	5 Years	5 Years	2017	$15,540	$2,403.23
						2022	$18,507	$3,478.69
						2027	$22,041	$4,142.92

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Stonehaven Ct. Slurry Seal	$0.15 / • ft	84000 • ft	$12,600	5 Years	5 Years	2032	$26,249	$4,933.98
						2037	$31,261	$5,876.08
						2042	$37,230	$6,998.08
Stonehaven Ct. Overlay or Reconstruction	$2.00 / • ft	84000 • ft	$168,000	24 Years	30 Years	2036	$402,498	$11,605.63
				30 Years		2066	$1,148,443	$25,741.78
Torrey Pines Drive Slurry Seal	$0.15 / • ft	34850 • ft	$5,228	4 Years	5 Years	2016	$6,226	$1,170.23
						2021	$7,414	$1,393.67
						2026	$8,830	$1,659.78
				5 Years		2031	$10,516	$1,976.71
						2036	$12,524	$2,354.15
						2041	$14,916	$2,803.65
Torey Pines Drive Overlay or Reconstruction	$2.00 / • ft	34850 • ft	$69,700	22 Years	30 Years	2034	$155,715	$5,016.16
				30 Years		2064	$444,300	$9,958.77
Turnberry Ct. Slurry Seal	$0.15 / • ft	31152 • ft	$4,673	4 Years	5 Years	2016	$5,565	$1,046.05
						2021	$6,628	$1,245.79
						2026	$7,893	$1,483.66
				5 Years		2031	$9,400	$1,766.96
						2036	$11,195	$2,104.34
						2041	$13,333	$2,506.15
Turnberry Ct. Overlay or Reconstruction	$2.00 / • ft	31152 • ft	$62,304	22 Years	30 Years	2034	$139,192	$4,483.88
				30 Years		2064	$397,155	$8,902.02
Concrete Curbs and Gutters Repair or Replace as Needed	$5,000 ea	1	$5,000	0 Years	2 Years	2012	$5,178	$5,118.77
						2014	$5,553	$2,710.41
						2016	$5,955	$2,906.64
						2018	$6,386	$3,117.08
						2020	$6,848	$3,342.75
						2022	$7,344	$3,584.77
				2 Years		2024	$7,876	$3,844.30
						2026	$8,446	$4,122.62
						2028	$9,057	$4,421.10
						2030	$9,713	$4,741.18
						2032	$10,416	$5,084.43
						2034	$11,170	$5,452.54
						2036	$11,979	$5,847.30

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Concrete Curbs and Gutters Repair or Replace as	$5,000 ea	1	$5,000	2 Years	2 Years	2038	$12,846	$6,270.64
						2040	$13,776	$6,724.63
						2042	$14,774	$7,211.48
Annual Asphalt Crack Fill	$100,000 ea	1	$100,000	0 Years	1 Year	2012	$103,557	$102,375.46
				1 Years		2013	$107,240	$106,016.64
						2014	$111,054	$109,787.33
						2015	$115,004	$113,692.13
						2016	$119,094	$117,735.81
						2017	$123,330	$121,923.32
						2018	$127,717	$126,259.76
						2019	$132,259	$130,750.43
						2020	$136,963	$135,400.83
						2021	$141,834	$140,216.62
						2022	$146,879	$145,203.70
						2023	$152,103	$150,368.16
						2024	$157,513	$155,716.29
						2025	$163,115	$161,254.65
						2026	$168,917	$166,989.98
						2027	$174,925	$172,929.31
						2028	$181,146	$179,079.88
						2029	$187,589	$185,449.20
						2030	$194,261	$192,045.06
						2031	$201,170	$198,875.52
						2032	$208,325	$205,948.92
						2033	$215,735	$213,273.90
						2034	$223,408	$220,859.40
						2035	$231,354	$228,714.69
						2036	$239,582	$236,849.38
						2037	$248,103	$245,273.39
						2038	$256,928	$253,997.02
						2039	$266,066	$263,030.92
						2040	$275,529	$272,386.12
						2041	$285,329	$282,074.07
						2042	$295,477	$292,106.58
Street Lights Front Side of	$1,000 ea	20	$20,000	10 Years	30 Years	2022	$29,376	$2,322.90

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Street Lights Front Side of	$1,000 ea	20	$20,000	30 Years	30 Years	2052	$83,818	$1,878.73
Common Area								
Fence Wood	$25.00 / lf	5000 lf	$125,000	13 Years	20 Years	2025	$203,894	$12,178.57
				20 Years		2045	$410,174	$15,827.94
Fire Gate	$1,500 ea	1	$1,500	10 Years	20 Years	2022	$2,203	$174.22
				20 Years		2042	$4,432	$171.03
Mail Box Replacement Phase I	$50.00 ea	206	$10,300	10 Years	20 Years	2022	$15,129	$1,196.30
				20 Years		2042	$30,434	$1,174.40
Mail Box Replacement Phase II	$50.00 ea	206	$10,300	15 Years	20 Years	2027	$18,017	$916.99
				20 Years		2047	$36,245	$1,398.65
Mail Box Replacement Phase III	$50.00 ea	206	$10,300	20 Years	20 Years	2032	$21,457	$777.97
						2052	$43,166	$1,665.71
Mail Box Replacement Phase IV	$50.00 ea	206	$10,300	25 Years	20 Years	2037	$25,555	$698.79
				20 Years		2057	$51,408	$1,983.76
Block Wall / Cap Repair or Replacement as Needed	$2,000 ea	1	$2,000	5 Years	10 Years	2017	$2,467	$381.47
						2027	$3,498	$308.30
				10 Years		2037	$4,962	$437.28
						2047	$7,038	$620.21
Wrought Iron Fence on Dayton Valley Road by 4th Hole	$5,000 ea	1	$5,000	20 Years	40 Years	2032	$10,416	$377.65
				40 Years		2072	$42,154	$614.33
Fire Gates	$2,000 ea	6	$12,000	20 Years	40 Years	2032	$24,999	$906.37
				40 Years		2072	$101,170	$1,474.38
Landscaping								
Major Landscaping and Irrigation Repair or Replacement as Needed	$3,000 ea	1	$3,000	0 Years	1 Year	2012	$3,107	$3,071.26
						2013	$3,217	$3,180.50
						2014	$3,332	$3,293.62
				1 Years		2015	$3,450	$3,410.76
						2016	$3,573	$3,532.07
						2017	$3,700	$3,657.70

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Major Landscaping and Irrigation Repair or Replacement as Needed	$3,000 ea	1	$3,000	1 Years	1 Year	2018	$3,831	$3,787.79
						2019	$3,968	$3,922.51
						2020	$4,109	$4,062.03
						2021	$4,255	$4,206.50
						2022	$4,406	$4,356.11
						2023	$4,563	$4,511.04
						2024	$4,725	$4,671.49
						2025	$4,893	$4,837.64
						2026	$5,068	$5,009.70
						2027	$5,248	$5,187.88
						2028	$5,434	$5,372.40
						2029	$5,628	$5,563.48
						2030	$5,828	$5,761.35
						2031	$6,035	$5,966.27
						2032	$6,250	$6,178.47
						2033	$6,472	$6,398.22
						2034	$6,702	$6,625.78
						2035	$6,941	$6,861.44
						2036	$7,187	$7,105.48
						2037	$7,443	$7,358.20
						2038	$7,708	$7,619.91
						2039	$7,982	$7,890.93
						2040	$8,266	$8,171.58
						2041	$8,560	$8,462.22
						2042	$8,864	$8,763.20
Xeriscape One Time Cost	$10,000 ea	1	$10,000	0 Years	30 Years	2012	$10,356	$10,237.55
				30 Years		2042	$29,548	$662.30
Entrance Palmer								
Gate	$10,000 ea	2	$20,000	5 Years	40 Years	2017	$24,666	$3,814.66
				40 Years		2057	$99,822	$1,454.75
Gate Operator/ Motors	$5,000 ea	4	$20,000	3 Years	10 Years	2015	$23,001	$5,473.46
						2025	$32,623	$2,874.87
				10 Years		2035	$46,271	$4,077.56
						2045	$65,628	$5,783.38
Key Pad Entry	$5,000 ea	1	$5,000	3 Years	10 Years	2015	$5,750	$1,368.36

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Key Pad Entry System	$5,000 ea	1	$5,000	10 Years	10 Years	2025	$8,156	$718.72
						2035	$11,568	$1,019.39
						2045	$16,407	$1,445.85
Loops	$750 ea	8	$6,000	3 Years	10 Years	2015	$6,900	$1,642.04
				10 Years		2025	$9,787	$862.46
						2035	$13,881	$1,223.27
						2045	$19,688	$1,735.01
Painting of Gate and Surrounding Fence HOA Only	$1,900 ea	1	$1,900	5 Years	7 Years	2017	$2,343	$362.39
				7 Years		2024	$2,993	$391.66
						2031	$3,822	$500.22
						2038	$4,882	$638.86
						2045	$6,235	$815.93
Entrance Bayhill								
Gate	$10,000 ea	2	$20,000	20 Years	40 Years	2032	$41,665	$1,510.62
				40 Years		2072	$168,616	$2,457.31
Gate Operator/ Motors	$5,000 ea	4	$20,000	10 Years	10 Years	2022	$29,376	$2,322.90
						2032	$41,665	$3,671.69
						2042	$59,095	$5,207.72
Key Pad Entry System	$5,000 ea	1	$5,000	10 Years	10 Years	2022	$7,344	$580.73
						2032	$10,416	$917.92
						2042	$14,774	$1,301.93
Loops	$750 ea	8	$6,000	10 Years	10 Years	2022	$8,813	$696.87
						2032	$12,500	$1,101.51
						2042	$17,729	$1,562.31
Paint Surrounding Fence and Gates	$2,300 ea	1	$2,300	5 Years	7 Years	2017	$2,837	$438.69
				7 Years		2024	$3,623	$474.12
						2031	$4,627	$605.52
						2038	$5,909	$773.35
						2045	$7,547	$987.70
Lighting	$1,000 ea	1	$1,000	19 Years	20 Years	2031	$2,012	$77.63
				20 Years		2051	$4,047	$156.16
Reserve Study								
Full Reserve Study	$2,500 ea	1	$2,500	4 Years	5 Years	2016	$2,977	$559.65
				5 Years		2021	$3,546	$666.51

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Full Reserve Study	$2,500 ea	1	$2,500	5 Years	5 Years	2026	$4,223	$793.77
						2031	$5,029	$945.34
						2036	$5,990	$1,125.85
						2041	$7,133	$1,340.82
Reserve Study Annual Update	$650 ea	1	$650	0 Years	1 Year	2012	$673	$665.44
				1 Years		2013	$697	$689.11
						2014	$722	$713.62
						2015	$748	$739.00
						2016	$774	$765.28
						2017	$802	$792.50
						2018	$830	$820.69
						2019	$860	$849.88
						2020	$890	$880.11
						2021	$922	$911.41
						2022	$955	$943.82
						2023	$989	$977.39
						2024	$1,024	$1,012.16
						2025	$1,060	$1,048.16
						2026	$1,098	$1,085.43
						2027	$1,137	$1,124.04
						2028	$1,177	$1,164.02
						2029	$1,219	$1,205.42
						2030	$1,263	$1,248.29
						2031	$1,308	$1,292.69
						2032	$1,354	$1,338.67
						2033	$1,402	$1,386.28
						2034	$1,452	$1,435.59
						2035	$1,504	$1,486.65
						2036	$1,557	$1,539.52
						2037	$1,613	$1,594.28
						2038	$1,670	$1,650.98
						2039	$1,729	$1,709.70
						2040	$1,791	$1,770.51
						2041	$1,855	$1,833.48
						2042	$1,921	$1,898.69

Raw Annual Payments do not include earned interest, tax adjustments or payments made with inital reserves.

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Dayton Valley Community Association 2012 Full Study Reserve Study Expense Item Listing - Continued

Months Remaining in Calendar Year 2012: 12

Expected annual inflation: 3.50% Interest earned on reserve funds: 2.50% Initial Reserve: $1,076,580

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Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Roads	Augusta Court Slurry Seal	37476 • ft	$0.15 / • ft	$5,621.40	$3,372.84	$2,248.56
	Agusta Court Overlay or Reconstruction	37476 • ft	$2.00 / • ft	$74,952.00	$17,488.80	$57,463.20
	Bally Bunion Ct. Slurry Seal	11475 • ft	$0.15 / • ft	$1,721.25	$1,377.00	$344.25
	Bally Bunion Ct. Overlay or Reconstruction	11475 • ft	$2.00 / • ft	$22,950.00	$16,065.00	$6,885.00
	Bally Bunion Drive Slurry Seal	48576 • ft	$0.15 / • ft	$7,286.40	$5,829.12	$1,457.28
	Bally Bunion Drive Overlay or Reconstruction	48576 • ft	$2.00 / • ft	$97,152.00	$68,006.40	$29,145.60
	Bayhill Cr. Slurry Seal	178835 • ft	$0.15 / • ft	$26,825.25	$16,095.15	$10,730.10
	Bayhill Cr. Overlay or Reconstruction	178835 • ft	$2.00 / • ft	$357,670.00	$83,456.33	$274,213.67
	Birkdale Ct. Slurry Seal	12240 • ft	$0.15 / • ft	$1,836.00	$1,468.80	$367.20
	Birkdale Ct. Overlay or Reconstruction	12240 • ft	$2.00 / • ft	$24,480.00	$16,320.00	$8,160.00
	Canterbury Ct. Slurry Seal	31152 • ft	$0.15 / • ft	$4,672.80	$2,803.68	$1,869.12
	Canterbury Ct. Overlay or Reconstruction	31152 • ft	$2.00 / • ft	$62,304.00	$43,612.80	$18,691.20
	Carmoustie Ct. Slurry Seal	46800 • ft	$0.15 / • ft	$7,020.00	$4,212.00	$2,808.00
	Carmoustie Ct. Overlay or Reconstruction	46800 • ft	$2.00 / • ft	$93,600.00	$68,640.00	$24,960.00
	Champions Drive Slurry Seal	34848 • ft	$0.15 / • ft	$5,227.20	$1,045.44	$4,181.76
	Champions Drive Overlay or Reconstruction	34848 • ft	$2.00 / • ft	$69,696.00	$51,110.40	$18,585.60
	Cypress Point Drive Slurry Seal	50670 • ft	$0.15 / • ft	$7,600.50	$4,560.30	$3,040.20
	Cypress Point Drive Overlay or Reconstruction	50670 • ft	$2.00 / • ft	$101,340.00	$64,182.00	$37,158.00
	Doral Court Slurry Seal	10656 • ft	$0.15 / • ft	$1,598.40	$959.04	$639.36
	Doral Ct. Overlay or Reconstruction	10656 • ft	$2.00 / • ft	$21,312.00	$4,972.80	$16,339.20
	Dornoch Drive Slurry Seal	12240 • ft	$0.15 / • ft	$1,836.00	$1,468.80	$367.20
	Dormoch Drive Overlay or Reconstruction	12240 • ft	$2.00 / • ft	$24,480.00	$16,320.00	$8,160.00
	Glen Eagles Ct. Slurry Seal	28194 • ft	$0.15 / • ft	$4,229.10	$2,537.46	$1,691.64
	Glen Eagles Ct. Overlay or Reconstruction	28194 • ft	$2.00 / • ft	$56,388.00	$13,157.20	$43,230.80

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Roads	Grayhawk Ct. Slurry Seal	6715 • ft	$0.15 / • ft	$1,007.25	$805.80	$201.45
	Grayhawk Ct. Overlay or Reconstruction	6715 • ft	$2.00 / • ft	$13,430.00	$10,296.33	$3,133.67
	Grayhawk Drive Slurry Seal	83125 • ft	$0.15 / • ft	$12,468.75	$9,975.00	$2,493.75
	Grayhawk Drive Overlay or Reconstruction	83125 • ft	$2.00 / • ft	$166,250.00	$121,916.67	$44,333.33
	Gullane Ct. Slurry Seal	11560 • ft	$0.15 / • ft	$1,734.00	$1,387.20	$346.80
	Gullane Ct. Overlay or Reconstruction	11560 • ft	$2.00 / • ft	$23,120.00	$16,954.67	$6,165.33
	Inverness Ct. Slurry Seal	42300 • ft	$0.15 / • ft	$6,345.00	$5,076.00	$1,269.00
	Iverness Ct. Overlay or Reconstruction	42300 • ft	$2.00 / • ft	$84,600.00	$56,400.00	$28,200.00
	Kingsbarn Ct. Slurry Seal	19404 • ft	$0.15 / • ft	$2,910.60	$1,746.36	$1,164.24
	Kingsbarn Ct. Overlay or Reconstruction	19404 • ft	$2.00 / • ft	$38,808.00	$25,872.00	$12,936.00
	La Costa Ave. Slurry Seal	152064 • ft	$0.15 / • ft	$22,809.60	$13,685.76	$9,123.84
	La Costa Ave. Overlay or Reconstruction	152064 • ft	$2.00 / • ft	$304,128.00	$70,963.20	$233,164.80
	La Costa Cir. Slurry Seal	67584 • ft	$0.15 / • ft	$10,137.60	$6,082.56	$4,055.04
	La Costa Cir. Overlay or Reconstruction	67584 • ft	$2.00 / • ft	$135,168.00	$99,123.20	$36,044.80
	La Costa Ct. Slurry Seal	13725 • ft	$0.15 / • ft	$2,058.75	$1,235.25	$823.50
	La Costa Ct. Overlay or Reconstruction	13725 • ft	$2.00 / • ft	$27,450.00	$20,130.00	$7,320.00
	La Quinta Ct. Slurry Seal	10620 • ft	$0.15 / • ft	$1,593.00	$955.80	$637.20
	La Quinta Ct. Overlay or Reconstruction	10620 • ft	$2.00 / • ft	$21,240.00	$14,160.00	$7,080.00
	Lahinch Ct. Slurry Seal	31152 • ft	$0.15 / • ft	$4,672.80	$3,738.24	$934.56
	Lahinch Ct. Overlay or Reconstruction	31152 • ft	$2.00 / • ft	$62,304.00	$45,689.60	$16,614.40
	Lakeview Drive Slurry Seal	66400 • ft	$0.15 / • ft	$9,960.00	$7,968.00	$1,992.00
	Lakeview Drive Overlay or Reconstruction	66400 • ft	$2.00 / • ft	$132,800.00	$97,386.67	$35,413.33
	Lytham Ct. Slurry Seal	7740 • ft	$0.15 / • ft	$1,161.00	$928.80	$232.20
	Lytham Ct. Overlay or Reconstruction	7740 • ft	$2.00 / • ft	$15,480.00	$11,868.00	$3,612.00
	Moore Ave. Slurry Seal	10240 • ft	$0.15 / • ft	$1,536.00	$1,228.80	$307.20
	Moore Ave. Overlay or Reconstruction	10240 • ft	$2.00 / • ft	$20,480.00	$15,701.33	$4,778.67
	Muirfield Ct. Slurry Seal	31152 • ft	$0.15 / • ft	$4,672.80	$2,803.68	$1,869.12

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Roads	Muirfield Ct. Overlay or Reconstruction	31152 • ft	$2.00 / • ft	$62,304.00	$43,612.80	$18,691.20
	Palmer Drive Southbound Slurry Seal	45000 • ft	$0.15 / • ft	$6,750.00	$4,050.00	$2,700.00
	Palmer Drive Southbound Overlay or Reconstruction	45000 • ft	$2.00 / • ft	$90,000.00	$21,000.00	$69,000.00
	Palmer Drive Northbound Slurry Seal	45000 • ft	$0.15 / • ft	$6,750.00	$4,050.00	$2,700.00
	Palmer Drive Northbound Overlay or Reconstruction	45000 • ft	$2.00 / • ft	$90,000.00	$9,000.00	$81,000.00
	Palmer E-W Slurry Seal Cypress Point Dr. to La Costa Ave. Slurry Seal	78000 • ft	$0.15 / • ft	$11,700.00	$7,020.00	$4,680.00
	Palmer E-W Overlay or Reconstruction Cypress Point Drive to La Costa Ave.	78000 • ft	$2.00 / • ft	$156,000.00	$15,600.00	$140,400.00
	Pebble Beach Ct. Slurry Seal	23040 • ft	$0.15 / • ft	$3,456.00	$2,073.60	$1,382.40
	Pebble Beach Ct. Overlay or Reconstruction	23040 • ft	$2.00 / • ft	$46,080.00	$10,752.00	$35,328.00
	Poppy Hills Ct. Slurry Seal	12730 • ft	$0.15 / • ft	$1,909.50	$1,145.70	$763.80
	Poppy Hills Ct. Overlay or Reconstruction	12730 • ft	$2.00 / • ft	$25,460.00	$16,973.33	$8,486.67
	Portrush Ct. Slurry Seal	47525 • ft	$0.15 / • ft	$7,128.75	$5,703.00	$1,425.75
	Portrush Ct. Overlay or Reconstruction	47525 • ft	$2.00 / • ft	$95,050.00	$69,703.33	$25,346.67
	Prestwick Ct. Slurry Seal	8450 • ft	$0.15 / • ft	$1,267.50	$760.50	$507.00
	Prestwick Ct. Overlay or Reconstruction	8450 • ft	$2.00 / • ft	$16,900.00	$11,830.00	$5,070.00
	Royal Troon Drive Slurry Seal	87120 • ft	$0.15 / • ft	$13,068.00	$10,454.40	$2,613.60
	Royal Troon Dr. Overlay or Reconstruction	87120 • ft	$2.00 / • ft	$174,240.00	$116,160.00	$58,080.00
	Sawgrass Lane Overlay or Reconstruction	148900 • ft	$2.00 / • ft	$297,800.00	$69,486.67	$228,313.33
	Sawgrass Lane Slurry Seal	148900 • ft	$0.15 / • ft	$22,335.00	$13,401.00	$8,934.00
	St. Andrews Drive Bayhill Cr. to 200 ft. East of Bayhill Cr. Slurry Seal	66250 • ft	$0.15 / • ft	$9,937.50	$9,937.50	$0.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Roads	St. Andrews Drive Overlay or Reconstruction Bayhill Cr. to 200 ft East of Bayhill Cr.	66250 • ft	$2.00 / • ft	$132,500.00	$26,500.00	$106,000.00
	St. Andrews Drive Slurry Seal Lakeview Drive to 200 ft. East of Bayhill Cr.	66250 • ft	$0.15 / • ft	$9,937.50	$9,937.50	$0.00
	St. Andrews Drive Overlay or Reconstruction Lakeview Dr. to 200' east of Bayhill Cr.	66250 • ft	$2.00 / • ft	$132,500.00	$92,750.00	$39,750.00
	St. George's Ct. Slurry Seal	31152 • ft	$0.15 / • ft	$4,672.80	$4,672.80	$0.00
	St. George's Ct. Overlay or Reconstruction	31152 • ft	$2.00 / • ft	$62,304.00	$47,766.40	$14,537.60
	Stonehaven Ct. Slurry Seal	84000 • ft	$0.15 / • ft	$12,600.00	$12,600.00	$0.00
	Stonehaven Ct. Overlay or Reconstruction	84000 • ft	$2.00 / • ft	$168,000.00	$134,400.00	$33,600.00
	Torrey Pines Drive Slurry Seal	34850 • ft	$0.15 / • ft	$5,227.50	$4,182.00	$1,045.50
	Torey Pines Drive Overlay or Reconstruction	34850 • ft	$2.00 / • ft	$69,700.00	$51,113.33	$18,586.67
	Turnberry Ct. Slurry Seal	31152 • ft	$0.15 / • ft	$4,672.80	$3,738.24	$934.56
	Turnberry Ct. Overlay or Reconstruction	31152 • ft	$2.00 / • ft	$62,304.00	$45,689.60	$16,614.40
	Concrete Curbs and Gutters Repair or Replace as Needed	1	$5,000.00 ea	$5,000.00	$0.00	$5,000.00
	Annual Asphalt Crack Fill	1	$100,000.00 ea	$100,000.00	$0.00	$100,000.00
	Street Lights Front Side of Bayhill Cr., Sawgrass Lane, Agusta Ct. ,	20	$1,000.00 ea	$20,000.00	$6,666.67	$13,333.33
			Asphalt Roads Sub Total =	$4,137,678.30	$2,055,870.65	$2,081,807.65
Common Area	Fence Wood	5000 lf	$25.00 / lf	$125,000.00	$81,250.00	$43,750.00
	Fire Gate	1	$1,500.00 ea	$1,500.00	$750.00	$750.00
	Mail Box Replacement Phase I	206	$50.00 ea	$10,300.00	$5,150.00	$5,150.00
	Mail Box Replacement Phase II	206	$50.00 ea	$10,300.00	$7,725.00	$2,575.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Common Area	Mail Box Replacement Phase III	206	$50.00 ea	$10,300.00	$10,300.00	$0.00
	Mail Box Replacement Phase IV	206	$50.00 ea	$10,300.00	$0.00	$10,300.00
	Block Wall / Cap Repair or Replacement as Needed	1	$2,000.00 ea	$2,000.00	$1,000.00	$1,000.00
	Wrought Iron Fence on Dayton Valley Road by 4th Hole	1	$5,000.00 ea	$5,000.00	$2,500.00	$2,500.00
	Fire Gates	6	$2,000.00 ea	$12,000.00	$6,000.00	$6,000.00
			Common Area Sub Total =	$186,700.00	$114,675.00	$72,025.00
Landscaping	Major Landscaping and Irrigation Repair or Replacement as Needed	1	$3,000.00 ea	$3,000.00	$0.00	$3,000.00
	Xeriscape One Time Cost	1	$10,000.00 ea	$10,000.00	$0.00	$10,000.00
			Landscaping Sub Total =	$13,000.00	$0.00	$13,000.00
Entrance Palmer	Gate	2	$10,000.00 ea	$20,000.00	$2,500.00	$17,500.00
	Gate Operator/ Motors	4	$5,000.00 ea	$20,000.00	$6,000.00	$14,000.00
	Key Pad Entry System	1	$5,000.00 ea	$5,000.00	$1,500.00	$3,500.00
	Loops	8	$750.00 ea	$6,000.00	$1,800.00	$4,200.00
	Painting of Gate and Surrounding Fence HOA Only	1	$1,900.00 ea	$1,900.00	$1,357.14	$542.86
			Entrance Palmer Sub Total =	$52,900.00	$13,157.14	$39,742.86
Entrance Bayhill	Gate	2	$10,000.00 ea	$20,000.00	$10,000.00	$10,000.00
	Gate Operator/ Motors	4	$5,000.00 ea	$20,000.00	$20,000.00	$0.00
	Key Pad Entry System	1	$5,000.00 ea	$5,000.00	$5,000.00	$0.00
	Loops	8	$750.00 ea	$6,000.00	$6,000.00	$0.00
	Paint Surrounding Fence and Gates	1	$2,300.00 ea	$2,300.00	$1,642.86	$657.14
	Lighting	1	$1,000.00 ea	$1,000.00	$950.00	$50.00
			Entrance Bayhill Sub Total =	$54,300.00	$43,592.86	$10,707.14
Reserve Study	Full Reserve Study	1	$2,500.00 ea	$2,500.00	$2,000.00	$500.00
	Reserve Study Annual Update	1	$650.00 ea	$650.00	$0.00	$650.00
			Reserve Study Sub Total =	$3,150.00	$2,000.00	$1,150.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Totals =	$4,447,728.30	$2,229,295.65	$2,218,432.65

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Dayton Valley Community Association 2012 Full Study Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Payment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2012	$246,040	$30,076	$122,870	$9,023	$1,220,803	40.1 %
2013	$350,000	$34,925	$116,760	$10,477	$1,478,491	44.5 %
2014	$350,000	$41,444	$120,660	$12,433	$1,736,842	48.0 %
2015	$350,000	$47,980	$617,074	$14,394	$1,503,354	38.3 %
2016	$450,000	$43,227	$229,627	$12,968	$1,753,985	46.6 %
2017	$450,000	$49,568	$205,959	$14,870	$2,032,724	50.7 %
2018	$450,000	$56,620	$314,665	$16,986	$2,207,694	51.5 %
2019	$575,000	$62,489	$1,788,116	$18,747	$1,038,320	23.2 %
2020	$575,000	$32,904	$362,360	$9,871	$1,273,993	39.4 %
2021	$575,000	$38,867	$266,381	$11,660	$1,609,818	46.9 %
2022	$700,000	$48,805	$306,387	$14,642	$2,037,595	54.3 %
2023	$700,000	$59,628	$165,606	$17,888	$2,613,729	64.6 %
2024	$700,000	$74,204	$177,753	$22,261	$3,187,918	70.9 %
2025	$750,000	$89,308	$677,854	$26,792	$3,322,579	67.1 %
2026	$750,000	$92,715	$325,691	$27,814	$3,811,789	77.2 %
2027	$750,000	$105,092	$267,806	$31,528	$4,367,548	82.6 %
2028	$669,309	$118,222	$206,284	$35,466	$4,913,328	85.9 %
2029	$669,309	$132,030	$194,436	$39,609	$5,480,621	87.9 %
2030	$669,309	$146,382	$513,952	$43,915	$5,738,446	84.7 %
2031	$719,097	$153,480	$592,148	$46,044	$5,972,832	85.0 %
2032	$719,097	$159,410	$1,286,212	$47,823	$5,517,304	76.3 %
2033	$719,097	$147,885	$1,085,118	$44,365	$5,254,803	77.6 %
2034	$843,683	$142,681	$2,337,050	$42,804	$3,861,313	58.9 %
2035	$843,683	$107,426	$930,647	$32,228	$3,849,547	74.7 %
2036	$843,683	$107,128	$864,440	$32,138	$3,903,780	75.2 %
2037	$933,403	$109,535	$379,841	$32,861	$4,534,017	85.1 %
2038	$933,403	$125,480	$303,373	$37,644	$5,251,882	87.8 %
2039	$933,403	$143,642	$275,777	$43,093	$6,010,058	89.1 %
2040	$960,503	$163,137	$728,961	$48,941	$6,355,795	84.1 %
2041	$960,503	$171,884	$535,880	$51,565	$6,900,737	86.7 %
2042	$960,503	$185,671	$586,811	$55,701	$7,404,398	86.8 %
Totals :	**$21,099,025**	**$3,021,848**	**$16,886,500**	**$906,554**		

The cash distribution shown in this table applies to repair and replacment cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of $0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Calendar Year 2012: 12 Inflation = 3.50 % Interest = 2.50 %

Study Life = 30 years Initial Reserve Funds = $1,076,579.95 Final Reserve Value = $7,404,398.25

Annual Payments Held Constant for 3 years

DVCA0170

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Prepared by Better Reserve Consultants

Dayton Valley Community Association 2012 Full Study Reserve Payment Summary

Projected Payments by Month and by Calendar Year

Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Contribution	Annual Reserve Contribution
2012	NA	$24.88	$24.88	$298.59	$20,503	$246,040
2013	NA	$35.40	$35.40	$424.76	$29,167	$350,000
2014	NA	$35.40	$35.40	$424.76	$29,167	$350,000
2015	NA	$35.40	$35.40	$424.76	$29,167	$350,000
2016	NA	$45.51	$45.51	$546.12	$37,500	$450,000
2017	NA	$45.51	$45.51	$546.12	$37,500	$450,000
2018	NA	$45.51	$45.51	$546.12	$37,500	$450,000
2019	NA	$58.15	$58.15	$697.82	$47,917	$575,000
2020	NA	$58.15	$58.15	$697.82	$47,917	$575,000
2021	NA	$58.15	$58.15	$697.82	$47,917	$575,000
2022	NA	$70.79	$70.79	$849.51	$58,333	$700,000
2023	NA	$70.79	$70.79	$849.51	$58,333	$700,000
2024	NA	$70.79	$70.79	$849.51	$58,333	$700,000
2025	NA	$75.85	$75.85	$910.19	$62,500	$750,000
2026	NA	$75.85	$75.85	$910.19	$62,500	$750,000
2027	NA	$75.85	$75.85	$910.19	$62,500	$750,000
2028	NA	$67.69	$67.69	$812.27	$55,776	$669,309
2029	NA	$67.69	$67.69	$812.27	$55,776	$669,309
2030	NA	$67.69	$67.69	$812.27	$55,776	$669,309
2031	NA	$72.72	$72.72	$872.69	$59,925	$719,097
2032	NA	$72.72	$72.72	$872.69	$59,925	$719,097
2033	NA	$72.72	$72.72	$872.69	$59,925	$719,097
2034	NA	$85.32	$85.32	$1,023.89	$70,307	$843,683
2035	NA	$85.32	$85.32	$1,023.89	$70,307	$843,683
2036	NA	$85.32	$85.32	$1,023.89	$70,307	$843,683
2037	NA	$94.40	$94.40	$1,132.77	$77,784	$933,403
2038	NA	$94.40	$94.40	$1,132.77	$77,784	$933,403
2039	NA	$94.40	$94.40	$1,132.77	$77,784	$933,403
2040	NA	$97.14	$97.14	$1,165.66	$80,042	$960,503
2041	NA	$97.14	$97.14	$1,165.66	$80,042	$960,503
2042	NA	$97.14	$97.14	$1,165.66	$80,042	$960,503

Dues Summary has been modified with forced Fixed Payments.
In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.
Number of Payment Months in Calendar Year 2012: 12
Number of Years of Constant Payments: 3
Number of Dues Paying Members: 824

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Dayton Valley Community Association 2012 Full Study Funding Study - Expenses by Item and by Calendar Year

Item Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Reserve Category : Asphalt Roads																		
Augusta Court Slurry Seal				$6,465					$7,699					$9,169				
Agusta Court Overlay or Reconstruction								$99,131										
Bally Bunion Ct. Slurry Seal					$2,050					$2,441					$2,907			
Bally Bunion Ct. Overlay or Reconstruction																		
Bally Bunion Drive Slurry Seal					$8,678					$10,335					$12,308			
Bally Bunion Drive Overlay or Reconstruction																		
Bayhill Cr. Slurry Seal				$30,850					$36,741					$43,756				
Bayhill Cr. Overlay or Reconstruction								$473,051										
Birkdale Ct. Slurry Seal					$2,187					$2,604					$3,101			
Birkdale Ct. Overlay or Reconstruction																		
Canterbury Ct. Slurry Seal				$5,374					$6,400					$7,622				
Canterbury Ct. Overlay or Reconstruction																		
Carmoustie Ct. Slurry Seal				$8,073					$9,615					$11,451				
Carmoustie Ct. Overlay or Reconstruction																		
Champions Drive Slurry Seal		$5,606					$6,676					$7,951					$9,469	
Champions Drive Overlay or Reconstruction																		
Cypress Point Drive Slurry Seal				$8,741					$10,410					$12,398				
Cypress Point Drive Overlay or Reconstruction																		
Doral Court Slurry Seal				$1,838					$2,189					$2,607				
Doral Ct. Overlay or Reconstruction								$28,187										
Dornoch Drive Slurry Seal					$2,187					$2,604					$3,101			
Dormoch Drive Overlay or Reconstruction																		
Glen Eagles Ct. Slurry Seal				$4,864					$5,792					$6,898				
Glen Eagles Ct. Overlay or Reconstruction								$74,578										
Grayhawk Ct. Slurry Seal					$1,200					$1,429					$1,701			

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Grayhawk Ct. Overlay or Reconstruction																		
Grayhawk Drive Slurry Seal					$14,850					$17,685					$21,062			
Grayhawk Drive Overlay or Reconstruction																		
Gullane Ct. Slurry Seal					$2,065					$2,459					$2,929			
Gullane Ct. Overlay or Reconstruction																		
Inverness Ct. Slurry Seal					$7,557					$8,999					$10,718			
Iverness Ct. Overlay or Reconstruction																		
Kingsbarn Ct. Slurry Seal				$3,347					$3,986					$4,748				
Kingsbarn Ct. Overlay or Reconstruction																		
La Costa Ave. Slurry Seal				$26,232					$31,241					$37,206				
La Costa Ave. Overlay or Reconstruction								$402,237										
La Costa Cir. Slurry Seal				$11,659					$13,885					$16,536				
La Costa Cir. Overlay or Reconstruction																		
La Costa Ct. Slurry Seal				$2,368					$2,820					$3,358				
La Costa Ct. Overlay or Reconstruction																		
La Quinta Ct. Slurry Seal				$1,832					$2,182					$2,598				
La Quinta Ct. Overlay or Reconstruction																		
Lahinch Ct. Slurry Seal					$5,565					$6,628					$7,893			
Lahinch Ct. Overlay or Reconstruction																		
Lakeview Drive Slurry Seal					$11,862					$14,127					$16,824			
Lakeview Drive Overlay or Reconstruction																		
Lytham Ct. Slurry Seal					$1,383					$1,647					$1,961			
Lytham Ct. Overlay or Reconstruction																		
Moore Ave. Slurry Seal					$1,829					$2,179					$2,595			
Moore Ave. Overlay or Reconstruction																		
Muirfield Ct. Slurry Seal				$5,374					$6,400					$7,622				

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Muirfield Ct. Overlay or Reconstruction																		
Palmer Drive Southbound Slurry Seal				$7,763					$9,245					$11,010				
Palmer Drive Southbound Overlay or Reconstruction								$119,033										
Palmer Drive Northbound Slurry Seal				$7,763					$9,245					$11,010				
Palmer Drive Northbound Overlay or Reconstruction				$103,504														
Palmer E-W Slurry Seal Cypress Point Dr. to La Costa Ave. Slurry Seal				$13,455					$16,025					$19,084				
Palmer E-W Overlay or Reconstruction Cypress Point Drive to La Costa Ave.				$179,406														
Pebble Beach Ct. Slurry Seal				$3,975					$4,733					$5,637				
Pebble Beach Ct. Overlay or Reconstruction								$60,945										
Poppy Hills Ct. Slurry Seal				$2,196					$2,615					$3,115				
Poppy Hills Ct. Overlay or Reconstruction																		
Portrush Ct. Slurry Seal					$8,490					$10,111					$12,042			
Portrush Ct. Overlay or Reconstruction																		
Prestwick Ct. Slurry Seal				$1,458					$1,736					$2,067				
Prestwick Ct. Overlay or Reconstruction																		
Royal Troon Drive Slurry Seal					$15,563					$18,535					$22,074			
Royal Troon Dr. Overlay or Reconstruction																		
Sawgrass Lane Overlay or Reconstruction								$393,868										
Sawgrass Lane Slurry Seal				$25,686					$30,591					$36,432				
St. Andrews Drive Bayhill Cr. to 200 ft. East of Bayhill Cr. Slurry Seal						$12,256					$14,596					$17,383		
St. Andrews Drive Overlay or Reconstruction Bayhill Cr. to 200 ft East of Bayhill Cr.							$169,224											

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
St. Andrews Drive Slurry Seal Lakeview Drive to 200 ft. East of Bayhill Cr.						*$12,256*					*$14,596*					*$17,383*		
St. Andrews Drive Overlay or Reconstruction Lakeview Dr. to 200' east of Bayhill Cr.																		
St. George's Ct. Slurry Seal						*$5,763*					*$6,863*					*$8,174*		
St. George's Ct. Overlay or Reconstruction																		
Stonehaven Ct. Slurry Seal						*$15,540*					*$18,507*					*$22,041*		
Stonehaven Ct. Overlay or Reconstruction																		
Torrey Pines Drive Slurry Seal					*$6,226*					*$7,414*					*$8,830*			
Torey Pines Drive Overlay or Reconstruction																		
Turnberry Ct. Slurry Seal					*$5,565*					*$6,628*					*$7,893*			
Turnberry Ct. Overlay or Reconstruction																		
Concrete Curbs and Gutters Repair or Replace as Needed	*$5,178*		*$5,553*		*$5,955*		*$6,386*		*$6,848*		*$7,344*		*$7,876*		*$8,446*		*$9,057*	
Annual Asphalt Crack Fill	*$103,557*	*$107,240*	*$111,054*	*$115,004*	*$119,094*	*$123,330*	*$127,717*	*$132,259*	*$136,963*	*$141,834*	*$146,879*	*$152,103*	*$157,513*	*$163,115*	*$168,917*	*$174,925*	*$181,146*	*$187,589*
Street Lights Front Side of Bayhill Cr., Sawgrass Lane, Agusta Ct. ,											*$29,376*							
Category Subtotal :	$108,735	$112,846	$116,607	$577,227	$222,306	$169,145	$310,003	$1,783,289	$357,361	$257,659	$238,161	$160,054	$165,389	$417,439	$315,302	$239,906	$199,672	$187,589
Reserve Category : Common Area																		
Fence Wood														*$203,894*				
Fire Gate											*$2,203*							
Mail Box Replacement Phase I											*$15,129*							
Mail Box Replacement Phase II																*$18,017*		
Mail Box Replacement Phase III																		
Mail Box Replacement Phase IV																		
Block Wall / Cap Repair or Replacement as Needed						*$2,467*										*$3,498*		
Wrought Iron Fence on Dayton Valley Road by 4th Hole																		

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*
Fire Gates																		
Category Subtotal :						$2,467					$17,332			$203,894		$21,515		
Reserve Category : Landscaping																		
Major Landscaping and Irrigation Repair or Replacement as Needed	*$3,107*	*$3,217*	*$3,332*	*$3,450*	*$3,573*	*$3,700*	*$3,831*	*$3,968*	*$4,109*	*$4,255*	*$4,406*	*$4,563*	*$4,725*	*$4,893*	*$5,068*	*$5,248*	*$5,434*	*$5,628*
Xeriscape One Time Cost	*$10,356*																	
Category Subtotal :	$13,463	$3,217	$3,332	$3,450	$3,573	$3,700	$3,831	$3,968	$4,109	$4,255	$4,406	$4,563	$4,725	$4,893	$5,068	$5,248	$5,434	$5,628
Reserve Category : Entrance Palmer																		
Gate						*$24,666*												
Gate Operator/ Motors				*$23,001*										*$32,623*				
Key Pad Entry System				*$5,750*										*$8,156*				
Loops				*$6,900*										*$9,787*				
Painting of Gate and Surrounding Fence HOA Only						*$2,343*							*$2,993*					
Category Subtotal :				$35,651		$27,009							$2,993	$50,566				
Reserve Category : Entrance Bayhill																		
Gate																		
Gate Operator/ Motors											*$29,376*							
Key Pad Entry System											*$7,344*							
Loops											*$8,813*							
Paint Surrounding Fence and Gates						*$2,837*							*$3,623*					
Lighting																		
Category Subtotal :						$2,837					$45,533		$3,623					
Reserve Category : Reserve Study																		
Full Reserve Study					*$2,977*					*$3,546*					*$4,223*			
Reserve Study Annual Update	*$673*	*$697*	*$722*	*$748*	*$774*	*$802*	*$830*	*$860*	*$890*	*$922*	*$955*	*$989*	*$1,024*	*$1,060*	*$1,098*	*$1,137*	*$1,177*	*$1,219*
Category Subtotal :	$673	$697	$722	$748	$3,751	$802	$830	$860	$890	$4,468	$955	$989	$1,024	$1,060	$5,321	$1,137	$1,177	$1,219
Expense Totals :	***$122,870***	***$116,760***	***$120,660***	***$617,074***	***$229,627***	***$205,959***	***$314,665***	***$1,788,116***	***$362,360***	***$266,381***	***$306,387***	***$165,606***	***$177,753***	***$677,854***	***$325,691***	***$267,806***	***$206,284***	***$194,436***

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Reserve Category : Asphalt Roads													
Augusta Court Slurry Seal	$10,920					$13,005					$15,489		
Agusta Court Overlay or Reconstruction													
Bally Bunion Ct. Slurry Seal		$3,463					$4,124					$4,911	
Bally Bunion Ct. Overlay or Reconstruction				$49,511									
Bally Bunion Drive Slurry Seal		$14,658					$17,457					$20,790	
Bally Bunion Drive Overlay or Reconstruction				$209,591									
Bayhill Cr. Slurry Seal	$52,111					$62,061					$73,911		
Bayhill Cr. Overlay or Reconstruction													
Birkdale Ct. Slurry Seal		$3,693					$4,399					$5,239	
Birkdale Ct. Overlay or Reconstruction			$50,998										
Canterbury Ct. Slurry Seal	$9,077					$10,811					$12,875		
Canterbury Ct. Overlay or Reconstruction				$134,411									
Carmoustie Ct. Slurry Seal	$13,637					$16,241					$19,342		
Carmoustie Ct. Overlay or Reconstruction					$209,110								
Champions Drive Slurry Seal				$11,277					$13,430				
Champions Drive Overlay or Reconstruction					$155,706								
Cypress Point Drive Slurry Seal	$14,765					$17,584					$20,942		
Cypress Point Drive Overlay or Reconstruction		$203,866											
Doral Court Slurry Seal	$3,105					$3,698					$4,404		
Doral Ct. Overlay or Reconstruction													
Dornoch Drive Slurry Seal		$3,693					$4,399					$5,239	
Dormoch Drive Overlay or Reconstruction			$50,998										
Glen Eagles Ct. Slurry Seal	$8,215					$9,784					$11,652		
Glen Eagles Ct. Overlay or Reconstruction													
Grayhawk Ct. Slurry Seal		$2,026					$2,413					$2,874	

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Grayhawk Ct. Overlay or Reconstruction						$31,071							
Grayhawk Drive Slurry Seal		$25,083					$29,873					$35,577	
Grayhawk Drive Overlay or Reconstruction					$371,415								
Gullane Ct. Slurry Seal		$3,488					$4,154					$4,948	
Gullane Ct. Overlay or Reconstruction					$51,652								
Inverness Ct. Slurry Seal		$12,764					$15,201					$18,104	
Iverness Ct. Overlay or Reconstruction			$176,243										
Kingsbarn Ct. Slurry Seal	$5,654					$6,734					$8,020		
Kingsbarn Ct. Overlay or Reconstruction			$80,847										
La Costa Ave. Slurry Seal	$44,310					$52,771					$62,847		
La Costa Ave. Overlay or Reconstruction													
La Costa Cir. Slurry Seal	$19,693					$23,454					$27,932		
La Costa Cir. Overlay or Reconstruction					$301,976								
La Costa Ct. Slurry Seal	$3,999					$4,763					$5,672		
La Costa Ct. Overlay or Reconstruction					$61,325								
La Quinta Ct. Slurry Seal	$3,095					$3,685					$4,389		
La Quinta Ct. Overlay or Reconstruction			$44,248										
Lahinch Ct. Slurry Seal		$9,400					$11,195					$13,333	
Lahinch Ct. Overlay or Reconstruction					$139,192								
Lakeview Drive Slurry Seal		$20,037					$23,862					$28,419	
Lakeview Drive Overlay or Reconstruction					$296,685								
Lytham Ct. Slurry Seal		$2,336					$2,782					$3,313	
Lytham Ct. Overlay or Reconstruction						$35,814							
Moore Ave. Slurry Seal		$3,090					$3,680					$4,383	
Moore Ave. Overlay or Reconstruction						$47,381							
Muirfield Ct. Slurry Seal	$9,077					$10,811					$12,875		

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Muirfield Ct. Overlay or Reconstruction				$134,411									
Palmer Drive Southbound Slurry Seal	$13,113					$15,616					$18,598		
Palmer Drive Southbound Overlay or Reconstruction													
Palmer Drive Northbound Slurry Seal	$13,113					$15,616					$18,598		
Palmer Drive Northbound Overlay or Reconstruction													
Palmer E-W Slurry Seal Cypress Point Dr. to La Costa Ave. Slurry Seal	$22,729					$27,068					$32,237		
Palmer E-W Overlay or Reconstruction Cypress Point Drive to La Costa Ave.													
Pebble Beach Ct. Slurry Seal	$6,714					$7,996					$9,522		
Pebble Beach Ct. Overlay or Reconstruction													
Poppy Hills Ct. Slurry Seal	$3,709					$4,418					$5,261		
Poppy Hills Ct. Overlay or Reconstruction			$53,040										
Portrush Ct. Slurry Seal		$14,341					$17,079					$20,340	
Portrush Ct. Overlay or Reconstruction					$212,349								
Prestwick Ct. Slurry Seal	$2,462					$2,932					$3,492		
Prestwick Ct. Overlay or Reconstruction				$36,459									
Royal Troon Drive Slurry Seal		$26,289					$31,309					$37,287	
Royal Troon Dr. Overlay or Reconstruction			$362,986										
Sawgrass Lane Overlay or Reconstruction													
Sawgrass Lane Slurry Seal	$43,388					$51,673					$61,539		
St. Andrews Drive Bayhill Cr. to 200 ft. East of Bayhill Cr. Slurry Seal			$20,702					$24,655					$29,363
St. Andrews Drive Overlay or Reconstruction Bayhill Cr. to 200 ft East of Bayhill Cr.													

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
St. Andrews Drive Slurry Seal Lakeview Drive to 200 ft. East of Bayhill Cr.			*$20,702*					*$24,655*					*$29,363*
St. Andrews Drive Overlay or Reconstruction Lakeview Dr. to 200' east of Bayhill Cr.				*$285,848*									
St. George's Ct. Slurry Seal			*$9,735*					*$11,593*					*$13,807*
St. George's Ct. Overlay or Reconstruction						*$144,143*							
Stonehaven Ct. Slurry Seal			*$26,249*					*$31,261*					*$37,230*
Stonehaven Ct. Overlay or Reconstruction							*$402,498*						
Torrey Pines Drive Slurry Seal		*$10,516*					*$12,524*					*$14,916*	
Torey Pines Drive Overlay or Reconstruction					*$155,715*								
Turnberry Ct. Slurry Seal		*$9,400*					*$11,195*					*$13,333*	
Turnberry Ct. Overlay or Reconstruction					*$139,192*								
Concrete Curbs and Gutters Repair or Replace as Needed	*$9,713*		*$10,416*		*$11,170*		*$11,979*		*$12,846*		*$13,776*		*$14,774*
Annual Asphalt Crack Fill	*$194,261*	*$201,170*	*$208,325*	*$215,735*	*$223,408*	*$231,354*	*$239,582*	*$248,103*	*$256,928*	*$266,066*	*$275,529*	*$285,329*	*$295,477*
Street Lights Front Side of Bayhill Cr., Sawgrass Lane, Agusta Ct. ,													
Category Subtotal :	$506,860	$569,313	$1,115,489	$1,077,243	$2,328,895	$850,484	$849,705	$340,267	$283,204	$266,066	$718,902	$518,335	$420,014
Reserve Category : Common Area													
Fence Wood													
Fire Gate													*$4,432*
Mail Box Replacement Phase I													*$30,434*
Mail Box Replacement Phase II													
Mail Box Replacement Phase III			*$21,457*										
Mail Box Replacement Phase IV								*$25,555*					
Block Wall / Cap Repair or Replacement as Needed								*$4,962*					
Wrought Iron Fence on Dayton Valley Road by 4th Hole			*$10,416*										

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Dayton Valley Community Association 2012 Full Study Funding Study Expenses by Calendar Year - Continued

Item Description	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*
Fire Gates			*$24,999*										
Category Subtotal :			$56,872					$30,517					$34,866
Reserve Category : Landscaping													
Major Landscaping and Irrigation Repair or Replacement as Needed	*$5,828*	*$6,035*	*$6,250*	*$6,472*	*$6,702*	*$6,941*	*$7,187*	*$7,443*	*$7,708*	*$7,982*	*$8,266*	*$8,560*	*$8,864*
Xeriscape One Time Cost													*$29,548*
Category Subtotal :	$5,828	$6,035	$6,250	$6,472	$6,702	$6,941	$7,187	$7,443	$7,708	$7,982	$8,266	$8,560	$38,412
Reserve Category : Entrance Palmer													
Gate													
Gate Operator/ Motors						*$46,271*							
Key Pad Entry System						*$11,568*							
Loops						*$13,881*							
Painting of Gate and Surrounding Fence HOA Only		*$3,822*							*$4,882*				
Category Subtotal :		$3,822				$71,720			$4,882				
Reserve Category : Entrance Bayhill													
Gate			*$41,665*										
Gate Operator/ Motors			*$41,665*										*$59,095*
Key Pad Entry System			*$10,416*										*$14,774*
Loops			*$12,500*										*$17,729*
Paint Surrounding Fence and Gates		*$4,627*							*$5,909*				
Lighting		*$2,012*											
Category Subtotal :		$6,639	$106,246						$5,909				$91,598
Reserve Category : Reserve Study													
Full Reserve Study		*$5,029*					*$5,990*					*$7,133*	
Reserve Study Annual Update	*$1,263*	*$1,308*	*$1,354*	*$1,402*	*$1,452*	*$1,504*	*$1,557*	*$1,613*	*$1,670*	*$1,729*	*$1,791*	*$1,855*	*$1,921*
Category Subtotal :	$1,263	$6,337	$1,354	$1,402	$1,452	$1,504	$7,547	$1,613	$1,670	$1,729	$1,791	$8,988	$1,921
Expense Totals :	***$513,952***	***$592,148***	***$1,286,212***	***$1,085,118***	***$2,337,050***	***$930,647***	***$864,440***	***$379,841***	***$303,373***	***$275,777***	***$728,961***	***$535,880***	***$586,811***

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Fallon, Nevada 89406
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Year	Category	Item Name	Expense
2012	Asphalt Roads	Concrete Curbs and Gutters Repair or Replace as Needed	$5,178
		Annual Asphalt Crack Fill	$103,557
		Asphalt Roads Subtotal = $108,735.00	
	Landscaping	Major Landscaping and Irrigation Repair or Replacement as Needed	$3,107
		Xeriscape One Time Cost	$10,356
		Landscaping Subtotal = $13,463.00	
	Reserve Study	Reserve Study Annual Update	$673
			2012 Annual Expense Total = $122,871

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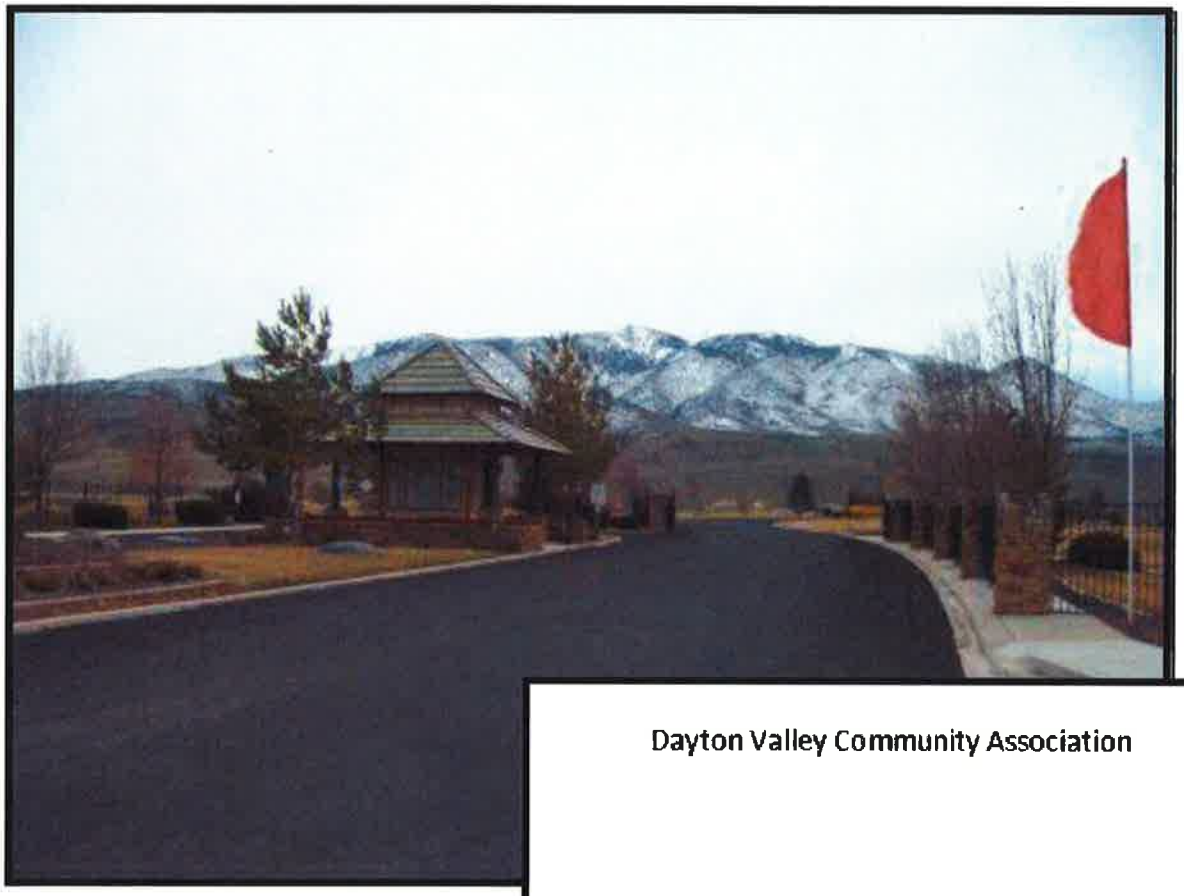
Dayton Valley Community Association

Annual Review Without Site Visit

Start Date: 01/01/2016



Dayton Valley Community Association

Better Reserve Consultants

RSS Mari Jo Betterley, RSS 0000025

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Better Reserve Consultants

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Mari Jo Betterley RSS. 0000025

September 18, 2015

Dayton Valley Community Association
Incline Property Management
848 Tanager Street, Suite M
Incline Village, NV 89451

Dayton Valley Community Association Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where "hundreds of thousands or millions" of your individual homeowner's dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

A Full Reserve Study with a Site Visit is required every 3 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association`s funding plan should be made to provide adequate funding for the required reserves. It is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

Full Reserve Study and Annual Updates

Most Recent Full Study Completed: January 1, 2012
Next Full Study Due: January 1, 2017- Should be done in the fall of 2016, prior to 2017 Budget
Next Reserve Study Update: Should be completed in the fall of each year prior to budget.

Duties of Executive Board Regarding Study.

The executive board should:
- At least once every 3 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;
- At least annually, review the results of that study to determine whether those reserves are sufficient; and
- At least annually, make any adjustments to the association`s funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

Project Description

The Dayton Valley Community Association is located in Dayton Valley, Nevada. The Association consists of 824 Assessment Paying Members. The Common Elements include: Asphalt Roads and Parking, 2 Entrance Areas, Fencing and Landscaping and Irrigation. The Association Board of Directors follow a strict Maintenance Schedule recommended by Bob Precourt, Intermountain Slurry Seal. This The Association is well maintained and in overall very good condition.

What is a Reserve Study?

A Reserve Study is a financial planning tool that identifies the current status of the Reserve Fund and provides a Funding Tool for Repair, Replacement, Restoration or Maintenance of their Major Components of the Common Elements. A Major component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Why have a Reserve Study?

A Reserve Study is consistent with financial due diligence.

*A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.

* If you are selling your home or if you are a potential buyer, many financial institutions will not lend money on a home in an association without a properly funded Reserve Study.

* A Reserve Study focuses on ensuring that the property is in good condition, yet "reserves" your Association`s money properly so that there are no needs for "Special Assessments" or huge increases in assessments in the future.

*And most important, a Reserve Study ensures that your Association will be a better place to live, now and in the future.

The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Association, containing an assessment of the state of the commonly owned property components as determined by the particular association`s CC&Rs and bylaws. Reserve studies however are not limited only to condominiums and can be created for other properties such as time shares, resorts, hotels, apartment buildings, office parks, worship facilities, swimming pools, private (golf/social) clubs, and private schools.

Funding of adequate reserves includes the following:

(a) All common expenses, including the reserves, must be assessed against all the units

(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore ...

Levels of Service:

There are three types of a Reserve Study:

1. Full Reserve Study:
Component Inventory-- An actual field inspection of the common elements with representative sampling;
Condition Assessment (based upon on-site visual observations)
Life and Valuation Estimates
Fund Status
Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).
Component Inventory (verification only, not quantification)
Condition Assessment (based on on-site visual observations)
Life and Valuation Estimates
Fund Status
Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).
Life and Valuation Estimates
Fund Status
Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, RSS 0000025

*Over 1400 Reserve Studies and Reserve Study Updates completed worldwide.
*Reserve Study Specialist 2004-Present
*Graduate- University of Nevada Reno- 1983
□
*Attendance 500+ Homeowner Association Executive Board Meetings and HOA Meetings

*State of Nevada Instructor Continuing Education Classes:
"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-CAM " "Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

*Community Association Institute Business Partner- Northern Nevada
*CAMEO Business Partner

Conflict of Interest

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client. There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. . Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study. If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations are selected and the reasons for their selection has been included in the Addendum.

Initial Reserve Bank Balance

The Beginning Reserve Balance for this Reserve Study has been provided by the Management Company/ Board of Directors. If the Reserve Study Site Inspection Date is not the date that the Reserve Study was prepared, the Initial Reserves may be an estimation of a future Reserve Bank Account Balance.

Board of Directors Responsibility

The Board of the Directors, the Management Company and the Reserve Study Specialist must work "hand in hand" to complete an accurate Reserve Study.

The Board of Directors must take full "ownership" in the Reserve Study. They should be involved in the process every step of the way. The Board of Directors or Manager should walk the property with the Reserve Study Specialist and discuss the "history" of the components as well as the Board's future plans for the Association. If the walkthrough is not possible, then a phone conversation to discuss the details of the Association may be adequate.

When the preliminary Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Study is adopted by the Board, the Board of Directors should think of it as a real tool to plan the future condition of the Association. Some Board Members say that they "carry the Study with them to every meeting," reviewing the plans and updating the study at each meeting. The Study is to be reviewed on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old.... What you do now will affect the future condition of the Association.

Threshold Funding Method:

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.FFB = Current Cost X Effective Age / Useful Life
or FFB = (Current Cost X Effective Age / Useful Life) + [(Current Cost X Effective Age /Useful Life) / (1 + Interest Rate) ^ Remaining Life] - [(Current Cost X Effective Age /Useful Life) / (1 + Inflation Rate) ^ Remaining Life]

An Update or a Full Reserve Study should be completed at least every year or if any of the following situations occur: If there are changes in the Management Company, Interest Rates, Changes in Inflation, or the Economy, after any major project completion or prior to beginning a major project (such as Roofing, Painting, Overlay, etc.), after a catastrophic event such as a fire or flood. The Study is a "working tool" or "living document" that should evolve and be updated with real costs and numbers.

Disclosures

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund.

There are no guarantees, express or implied, with the predictions of the cost or life expectancy of any of the major components.

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

Material issues which, if not disclosed, would cause the condition of the association to be misrepresented.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Tim Betterley: Assists the Reserve Specialists with measurement of property/ components.

A Reserve Study is not a Structural or Home Inspection. This Reserve Study is based on the information provided to the Reserve Study Specialist. The Reserve Bank Balance, Components Cost and Estimated Useful life is based on information provided by the Management Company and/ or Board of Directors that was not audited.

Funding Summary

Unless a Special Reserve Assessment has been recommended, the Association is considered to be "adequately funded" as long as there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

"Adequately Funded"

The Association Reserve Fund is "Adequately Funded" if the funds are sufficient to maintain the common elements:

1. At the level described in the governing documents and in a reserve study; and

2. Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events.

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your Homeowners Association. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very "customized" to your Association. We are happy to attend Board Meetings, Workshops or Conference Calls at no additional cost. It is our goal that you have a Reserve Study that you will actually use as a tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS
Better Reserve Consultants

Important Information

Reserve Study / Fiscal Year Start Date: 01/01/2016

Number of Assessment Paying Members/ Units: 824

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2016

Reserve Bank Account	.2%	$2,081,506.69
	Total:	$2,081,506.69

Inflation Rate: 3.5% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: $249,240.00

Total estimated current replacement costs of the major component inventory: $1,520,550.00

Special Reserve Assessment Recommended: $0.00



The Asphalt Road Maintenance Schedule includes the Surface Maintenance Treatment, Overlay, Crack Seal and Cut and Patch, if needed, Concrete Curbing Repairs and Striping and Curb Painting. Because the Asphalt Maintenance Schedule is followed closely by the Board of Directors, the Estimated Remaining Useful Life of the Overlay/ Asphalt Removal and Replacement has been extended, saving the Association a great deal of money in the future.

Component Evaluation - Concepts

Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the homeowners (rather than by an individual homeowner).

Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Units

A quanity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.

Common Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Component: Fire Gate	2024	as needed	1500.00	1500.00	8	20
Common Area - Concrete Repairs and Replacement	Annual	as needed	5000.00	5000.00	0	1
Common Area - Fence - New (added 2013) Maintenance	2019	as needed	1500.00	1500.00	3	5
Common Area - Fence - Wood	2027	5000 lf	25.00/lf	125000.00	11	20
Common Area - Fence - Wrought Iron, on Dayton Valley Road by 4th Hole	2034	as needed	5000.00	5000.00	18	40
Common Area - Mail Boxes Replacement Phase 01	2024	206 units	50.00/unit	10300.00	8	20
Common Area - Mail Boxes Replacement Phase 02	2029	206 units	50.00/unit	10300.00	13	20
Common Area - Mail Boxes Replacement Phase 03	2034	206 units	50.00/unit	10300.00	18	20
Common Area - Mail Boxes Replacement Phase 04	2039	206 units	50.00/unit	10300.00	23	20
Common Area - Major Landscaping and Irrigation	Annual	as needed	3000.00	3000.00	0	1

Common Area (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Wall and Cap Repair or Replacement as Needed	2019	as needed	2000.00	2000.00	3	10

Entrance Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Entrance Area - Gate Motors and Operators Bayhill	2024	4 units	5000.00/unit	20000.00	8	10
Entrance Area - Gate Motors and Operators Palmer	2017	4 units	5000.00/unit	20000.00	1	10
Entrance Area - Gate Replacement -Bayhill	2035	as needed	10000.00	20000.00	19	40
Entrance Area - Gate Replacement -Palmer	2019	as needed	10000.00	20000.00	3	40
Entrance Area - Key Pad Entry System Bayhill	2025	1 unit	5000.00	5000.00	9	10
Entrance Area - Key Pad Entry System Palmer	2017	1 unit	5000.00	5000.00	1	10
Entrance Area - Lighting and Electrical Bayhill	2034	as needed	1000.00	1000.00	18	20
Entrance Area - Paint Gate and Fencing at Entrance Bayhill	2019	all	2300.00	2300.00	3	7
Entrance Area - Paint Gate and Fencing at Entrance Palmer	2019	all	1900.00	1900.00	3	7

Roads and Parking

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Roads and Parking - Asphalt Crack Fill	Annual	as needed	75000.00	75000.00	0	1
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	Annual	as needed	5000.00	5000.00	0	1
Roads and Parking - Removal and Reconstruction (Future)	2031	180000 sq ft	3.50/sq ft	630000.00	15	25
Roads and Parking - Removal and Reconstruction Phase 01	2017	as needed	60000.00	60000.00	1	5
Roads and Parking - Removal and Reconstruction Phase 02	2020	as needed	60000.00	60000.00	4	5
Roads and Parking - Street Lights - Gallery (Done 2013)	2044	as needed	10000.00	10000.00	28	30
Roads and Parking - Street Lights Front Side of Bayhill Cr., Sawgrass Lane & Agusta Ct.	2024	as needed	20000.00	20000.00	8	30
Roads and Parking - Surface Maintenance Treatment One-Half of Roads, Slurry Seal Type II or HA5	2019	900000 sq ft	0.21/sq ft	189000.00	3	5

Roads and Parking (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Roads and Parking - Surface Maintenance Treatment Second-Half of Roads, Slurry Seal Type II or HA5	2020	900000 sq ft	0.21/sq ft	189000.00	4	5

Reserve Study

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Reserve Study - Annual Update	Annual	ea	650.00	650.00	1	1
Reserve Study - Full Reserve Study (Last Done 1-1-2012) Should be Completed in the Fall of 2016, Prior to 2017 Budget	2016	ea	2500.00	2500.00	0	5

5 Year Planned Expenditures

This is where you will spend your money in the next 5 years

2016-17

Common Area - Concrete Repairs and Replacement	$5,000.00
Common Area - Major Landscaping and Irrigation	$3,000.00
Reserve Study - Full Reserve Study (Last Done 1-1-2012) Should be Completed in the Fall of 2016, Prior to 2017 Budget	$2,500.00
Roads and Parking - Asphalt Crack Fill	$75,000.00
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	$5,000.00
Total	**$90,500.00**

2017-18

Common Area - Concrete Repairs and Replacement	$5,175.00
Common Area - Major Landscaping and Irrigation	$3,105.00
Entrance Area - Gate Motors and Operators Palmer	$20,700.00
Entrance Area - Key Pad Entry System Palmer	$5,175.00
Reserve Study - Annual Update	$672.75
Roads and Parking - Asphalt Crack Fill	$77,625.00
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	$5,175.00
Roads and Parking - Removal and Reconstruction Phase 01	$62,100.00
Total	**$179,727.75**

2018-19

Common Area - Concrete Repairs and Replacement	$5,356.13
Common Area - Major Landscaping and Irrigation	$3,213.68
Reserve Study - Annual Update	$696.30
Roads and Parking - Asphalt Crack Fill	$80,341.88
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	$5,356.13
Total	**$94,964.12**

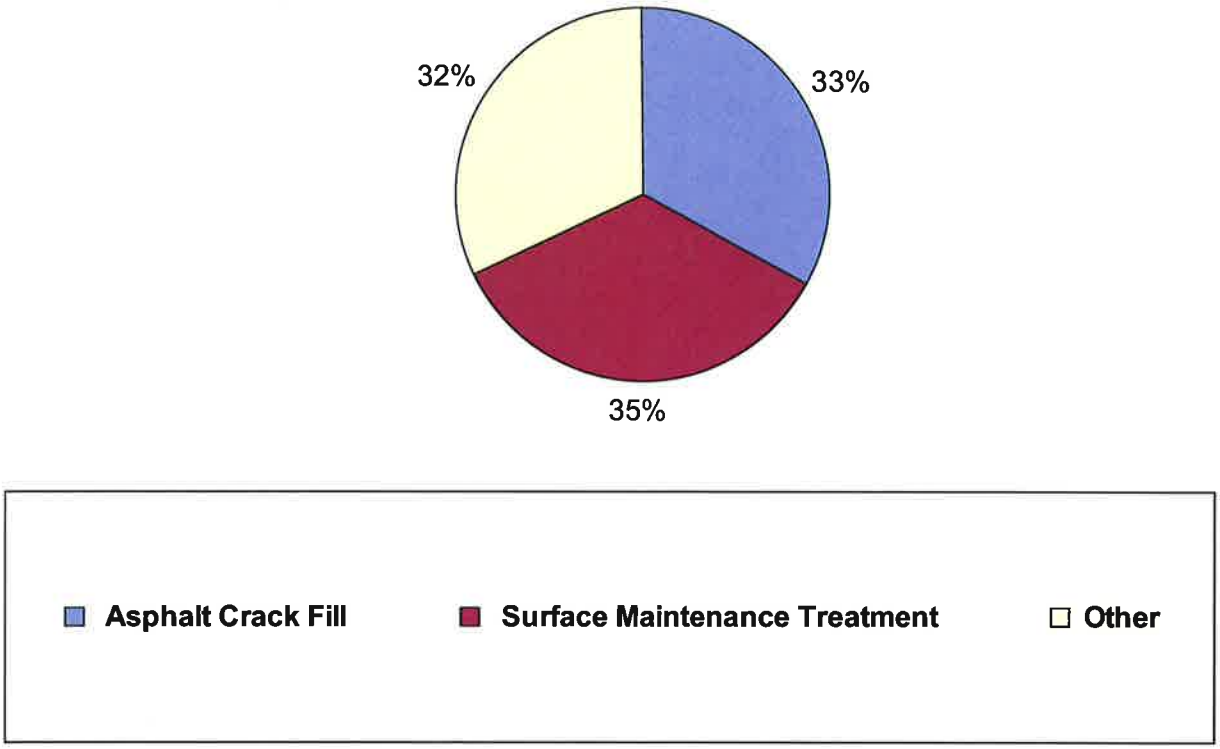
2019-20

Common Area - Concrete Repairs and Replacement	$5,543.59
Common Area - Fence -New (added 2013) Maintenance	$1,663.08
Common Area - Major Landscaping and Irrigation	$3,326.15
Common Area - Wall and Cap Repair or Replacement as Needed	$2,217.44
Entrance Area - Gate Replacement -Palmer	$22,174.36
Entrance Area - Paint Gate and Fencing at Entrance Bayhill	$2,550.05
Entrance Area - Paint Gate and Fencing at Entrance Palmer	$2,106.56
Reserve Study - Annual Update	$720.67
Roads and Parking - Asphalt Crack Fill	$83,153.84
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	$5,543.59
Roads and Parking - Surface Maintenance Treatment One-Half of Roads, Slurry Seal Type II or HA5	$209,547.68
Total	**$338,547.01**

2020-21	
Common Area - Concrete Repairs and Replacement	$5,737.62
Common Area - Major Landscaping and Irrigation	$3,442.57
Reserve Study - Annual Update	$745.89
Roads and Parking - Asphalt Crack Fill	$86,064.23
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	$5,737.62
Roads and Parking - Removal and Reconstruction Phase 02	$68,851.38
Roads and Parking - Surface Maintenance Treatment Second-Half of Roads, Slurry Seal Type II or HA5	$216,881.85
Total	**$387,461.16**

Large Expenditures by Component

This is where the majority of your money is spent over the next 30 years



Category Component	Total Expenses
Roads and Parking - Asphalt Crack Fill	$3,871,700.80
Roads and Parking - Surface Maintenance Treatment Second-Half of Roads, Slurry Seal Type II or HA5	$2,087,849.48
Roads and Parking - Surface Maintenance Treatment One-Half of Roads, Slurry Seal Type II or HA5	$2,017,245.89
Other	$3,768,597.14

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
Fully Funded- 100% Funded	Funding of 100% of the depreciation of each Component.

0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.

40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.

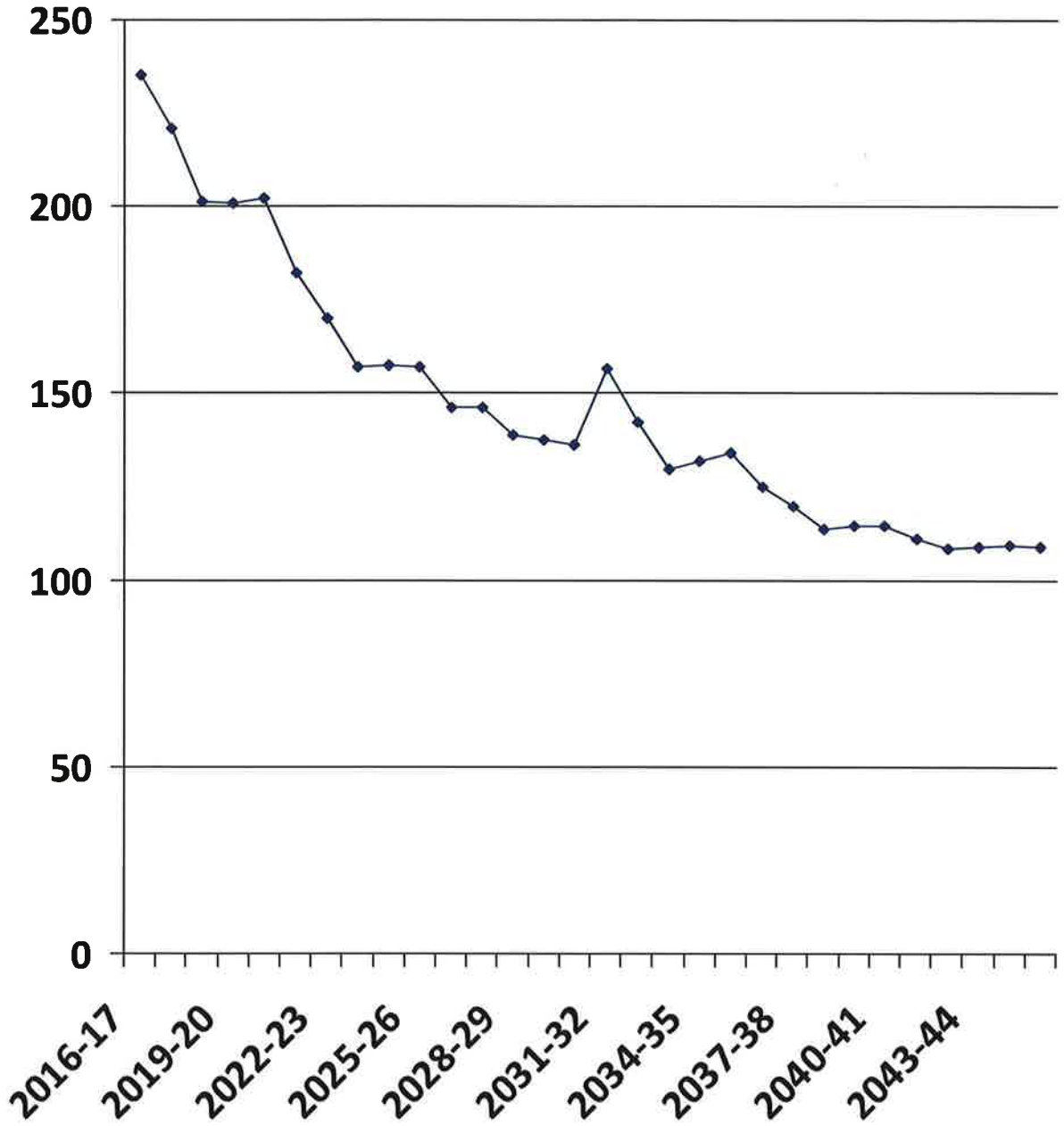
100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Annual Transfer	Member Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2016-17	$2,081,506.69	$249,240.00	$25.21	$90,500.00	$4,163.00	$1,248.90	$2,243,160.79	235.40	$952,903.62
2017-18	$2,243,160.79	$249,240.00	$25.21	$179,727.75	$4,486.00	$1,345.80	$2,315,813.24	221.07	$1,047,535.14
2018-19	$2,315,813.24	$249,240.00	$25.21	$94,964.12	$4,632.00	$1,389.60	$2,473,331.52	201.20	$1,229,320.56
2019-20	$2,473,331.52	$250,000.00	$25.28	$338,547.01	$4,947.00	$1,484.10	$2,388,247.41	201.00	$1,188,204.46
2020-21	$2,388,247.41	$250,000.00	$25.28	$387,461.16	$4,776.00	$1,432.80	$2,254,129.45	202.36	$1,113,894.65
2021-22	$2,254,129.45	$250,000.00	$25.28	$108,257.61	$4,508.00	$1,352.40	$2,399,027.44	182.34	$1,315,700.02
2022-23	$2,399,027.44	$250,000.00	$25.28	$182,728.82	$4,798.00	$1,439.40	$2,469,657.22	169.94	$1,453,275.71
2023-24	$2,469,657.22	$250,000.00	$25.28	$112,787.56	$4,939.00	$1,481.70	$2,610,326.96	156.93	$1,663,375.90
2024-25	$2,610,326.96	$300,000.00	$30.34	$435,797.96	$5,221.00	$1,566.30	$2,478,183.70	157.37	$1,574,704.46
2025-26	$2,478,183.70	$300,000.00	$30.34	$466,996.78	$4,956.00	$1,486.80	$2,314,656.12	157.31	$1,471,371.30
2026-27	$2,314,656.12	$300,000.00	$30.34	$134,500.60	$4,629.00	$1,388.70	$2,483,395.82	146.47	$1,695,493.15
2027-28	$2,483,395.82	$350,000.00	$35.40	$436,019.95	$4,967.00	$1,490.10	$2,400,852.77	146.28	$1,641,275.11
2028-29	$2,400,852.77	$350,000.00	$35.40	$133,956.23	$4,802.00	$1,440.60	$2,620,257.94	139.06	$1,884,318.16
2029-30	$2,620,257.94	$350,000.00	$35.40	$455,814.99	$5,241.00	$1,572.30	$2,518,111.65	137.59	$1,830,195.97
2030-31	$2,518,111.65	$350,000.00	$35.40	$546,552.19	$5,036.00	$1,510.80	$2,325,084.66	136.32	$1,705,649.68
2031-32	$2,325,084.66	$400,000.00	$40.45	$1,208,177.80	$4,650.00	$1,395.00	$1,520,161.86	156.48	$971,484.11
2032-33	$1,520,161.86	$400,000.00	$40.45	$257,757.02	$3,040.00	$912.00	$1,664,532.84	142.34	$1,169,413.73
2033-34	$1,664,532.84	$400,000.00	$40.45	$166,635.63	$3,329.00	$998.70	$1,900,227.51	129.63	$1,465,859.09
2034-35	$1,900,227.51	$500,000.00	$50.57	$585,944.98	$3,800.00	$1,140.00	$1,816,942.53	131.75	$1,379,036.60
2035-36	$1,816,942.53	$500,000.00	$50.57	$697,195.12	$3,634.00	$1,090.20	$1,622,291.21	133.94	$1,211,210.65
2036-37	$1,622,291.21	$500,000.00	$50.57	$181,369.24	$3,245.00	$973.50	$1,943,193.47	124.97	$1,554,867.90
2037-38	$1,943,193.47	$500,000.00	$50.57	$357,620.28	$3,886.00	$1,165.80	$2,088,293.39	119.65	$1,745,384.50
2038-39	$2,088,293.39	$500,000.00	$50.57	$188,958.50	$4,177.00	$1,253.10	$2,402,258.79	113.82	$2,110,546.39
2039-40	$2,402,258.79	$600,000.00	$60.68	$642,972.06	$4,805.00	$1,441.50	$2,362,650.23	114.64	$2,061,008.69
2040-41	$2,362,650.23	$600,000.00	$60.68	$780,555.84	$4,725.00	$1,417.50	$2,185,401.89	114.53	$1,908,102.22
2041-42	$2,185,401.89	$600,000.00	$60.68	$215,409.76	$4,371.00	$1,311.30	$2,573,051.83	111.13	$2,315,369.42
2042-43	$2,573,051.83	$600,000.00	$60.68	$363,591.73	$5,146.00	$1,543.80	$2,813,062.30	108.34	$2,596,497.01
2043-44	$2,813,062.30	$700,000.00	$70.79	$224,423.43	$5,626.00	$1,687.80	$3,292,577.07	108.89	$3,023,779.18
2044-45	$3,292,577.07	$700,000.00	$70.79	$840,944.20	$6,585.00	$1,975.50	$3,156,242.37	109.46	$2,883,388.77
2045-46	$3,156,242.37	$700,000.00	$70.79	$929,224.99	$6,312.00	$1,893.60	$2,931,435.78	108.95	$2,690,626.13
Total:		$12,497,720.00		$11,745,393.31	$139,432.00	$41,829.60			

DVCA0207

Projected Percent Funding Over a 30 Year Period



Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association`s funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association`s funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2016

Reserve Bank Balance as of Fiscal Year Start Date: $2,081,506.69

Recommended Annual Contribution to the Reserve Account: $249,240.00

Estimated Expenditures: $90,500.00

Projected Reserve Bank Balance at the End of the Fiscal Year: $2,243,160.79

Planned Special Reserve Assessments: $0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

Major Components of the Common Elements to be Repaired, Replaced, Restored or Maintained

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
Common Area			
Common Area - Component: Fire Gate	1,500.00	8	20
Common Area - Concrete Repairs and Replacement	5,000.00	0	1
Common Area - Fence -New (added 2013) Maintenance	1,500.00	3	5
Common Area - Fence -Wood	125,000.00	11	20
Common Area - Fence -Wrought Iron, on Dayton Valley Road by 4th Hole	5,000.00	18	40
Common Area - Mail Boxes Replacement Phase 01	10,300.00	8	20
Common Area - Mail Boxes Replacement Phase 02	10,300.00	13	20
Common Area - Mail Boxes Replacement Phase 03	10,300.00	18	20
Common Area - Mail Boxes Replacement Phase 04	10,300.00	23	20
Common Area - Major Landscaping and Irrigation	3,000.00	0	1
Common Area - Wall and Cap Repair or Replacement as Needed	2,000.00	3	10
Entrance Area			
Entrance Area - Gate Motors and Operators Bayhill	20,000.00	8	10
Entrance Area - Gate Motors and Operators Palmer	20,000.00	1	10
Entrance Area - Gate Replacement -Bayhill	20,000.00	19	40
Entrance Area - Gate Replacement -Palmer	20,000.00	3	40
Entrance Area - Key Pad Entry System Bayhill	5,000.00	9	10
Entrance Area - Key Pad Entry System Palmer	5,000.00	1	10
Entrance Area - Lighting and Electrical Bayhill	1,000.00	18	20
Entrance Area - Paint Gate and Fencing at Entrance Bayhill	2,300.00	3	7
Entrance Area - Paint Gate and Fencing at Entrance Palmer	1,900.00	3	7
Reserve Study			
Reserve Study - Annual Update	650.00	1	1
Reserve Study - Full Reserve Study (Last Done 1-1-2012) Should be Completed in the Fall of 2016, Prior to 2017 Budget	2,500.00	0	5
Roads and Parking			
Roads and Parking - Asphalt Crack Fill	75,000.00	0	1
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	5,000.00	0	1
Roads and Parking - Removal and Reconstruction (Future)	630,000.00	15	25
Roads and Parking - Removal and Reconstruction Phase 01	60,000.00	1	5
Roads and Parking - Removal and Reconstruction Phase 02	60,000.00	4	5
Roads and Parking - Street Lights - Gallery (Done 2013)	10,000.00	28	30
Roads and Parking - Street Lights Front Side of Bayhill Cr., Sawgrass Lane & Agusta Ct.	20,000.00	8	30
Roads and Parking - Surface Maintenance Treatment One-Half of Roads, Slurry Seal Type II or HA5	189,000.00	3	5
Roads and Parking - Surface Maintenance Treatment Second-Half of Roads, Slurry Seal Type II or HA5	189,000.00	4	5

Total:	1,520,550.00

Projected Expenses By Year - Decade 1 of 3

Common Area

Component	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Common Area - Component: Fire Gate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,975.21	0.00
Common Area - Concrete Repairs and Replacement	5,000.00	5,175.00	5,356.13	5,543.59	5,737.62	5,938.43	6,146.28	6,361.40	6,584.05	6,814.49
Common Area - Fence -New (added 2013) Maintenance	0.00	0.00	0.00	1,663.08	0.00	0.00	0.00	0.00	1,975.21	0.00
Common Area - Fence -Wood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Fence -Wrought Iron, on Dayton Valley Road by 4th Hole	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Mail Boxes Replacement Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,563.13	0.00
Common Area - Mail Boxes Replacement Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Mail Boxes Replacement Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Common Area - Mail Boxes Replacement Phase 04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Major Landscaping and Irrigation	3,000.00	3,105.00	3,213.68	3,326.15	3,442.57	3,563.06	3,687.77	3,816.84	3,950.43	4,088.69
Common Area - Wall and Cap Repair or Replacement as Needed	0.00	0.00	0.00	2,217.44	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**8,000.00**	**8,280.00**	**8,569.81**	**12,750.26**	**9,180.19**	**9,501.49**	**9,834.05**	**10,178.24**	**28,048.03**	**10,903.18**

Entrance Area

Component	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Entrance Area - Gate Motors and Operators Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,336.18	0.00
Entrance Area - Gate Motors and Operators Palmer	0.00	20,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Gate Replacement - Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Gate Replacement - Palmer	0.00	0.00	0.00	22,174.36	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Key Pad Entry System Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,814.49
Entrance Area - Key Pad Entry System Palmer	0.00	5,175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Lighting and Electrical Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Entrance Area - Paint Gate and Fencing at Entrance Bayhill	0.00	0.00	0.00	2,550.05	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Paint Gate and Fencing at Entrance Palmer	0.00	0.00	0.00	2,106.56	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**0.00**	**25,875.00**	**0.00**	**26,830.97**	**0.00**	**0.00**	**0.00**	**0.00**	**26,336.18**	**6,814.49**

Reserve Study

Component	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Reserve Study - Annual Update	0.00	672.75	696.30	720.67	745.89	772.00	799.02	826.98	855.93	885.88
Reserve Study - Full Reserve Study (Last Done 1-1-2012) Should be Completed in the Fall of 2016, Prior to 2017 Budget	2,500.00	0.00	0.00	0.00	0.00	2,969.22	0.00	0.00	0.00	0.00
Subtotal	**2,500.00**	**672.75**	**696.30**	**720.67**	**745.89**	**3,741.22**	**799.02**	**826.98**	**855.93**	**885.88**

DVCA0214

Projected Expenses By Year - Decade 1 of 3

Roads and Parking

Component	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Roads and Parking - Asphalt Crack Fill	75,000.00	77,625.00	80,341.88	83,153.84	86,064.23	89,076.47	92,194.15	95,420.94	98,760.68	102,217.30
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	5,000.00	5,175.00	5,356.13	5,543.59	5,737.62	5,938.43	6,146.28	6,361.40	6,584.05	6,814.49
Roads and Parking - Removal and Reconstruction (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Phase 01	0.00	62,100.00	0.00	0.00	0.00	0.00	73,755.32	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Phase 02	0.00	0.00	0.00	0.00	68,851.38	0.00	0.00	0.00	0.00	81,773.84
Roads and Parking - Street Lights - Gallery (Done 2013)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Street Lights Front Side of Bayhill Cr., Sawgrass Lane & Agusta Ct.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,336.18	0.00
Roads and Parking - Surface Maintenance Treatment One-Half of Roads, Slurry Seal Type II or HA5	0.00	0.00	0.00	209,547.68	0.00	0.00	0.00	0.00	248,876.91	0.00

DVCA0215

Projected Expenses By Year - Decade 1 of 3

Roads and Parking - Surface Maintenance Treatment Second-Half of Roads, Slurry Seal Type II or HA5	0.00	0.00	0.00	0.00	216,881.85	0.00	0.00	0.00	0.00	257,587.60
Subtotal	**80,000.00**	**144,900.00**	**85,698.01**	**298,245.11**	**377,535.08**	**95,014.90**	**172,095.75**	**101,782.34**	**380,557.82**	**448,393.23**
Total	**90,500.00**	**179,727.75**	**94,964.12**	**338,547.01**	**387,461.16**	**108,257.61**	**182,728.82**	**112,787.56**	**435,797.96**	**466,996.78**

Projected Expenses By Year - Decade 2 of 3

Common Area

Component	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Common Area - Component: Fire Gate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Concrete Repairs and Replacement	7,052.99	7,299.85	7,555.34	7,819.78	8,093.47	8,376.74	8,669.93	8,973.38	9,287.45	9,612.51
Common Area - Fence -New (added 2013) Maintenance	0.00	0.00	0.00	2,345.93	0.00	0.00	0.00	0.00	2,786.23	0.00
Common Area - Fence -Wood	0.00	182,496.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Fence -Wrought Iron, on Dayton Valley Road by 4th Hole	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,287.45	0.00
Common Area - Mail Boxes Replacement Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Mail Boxes Replacement Phase 02	0.00	0.00	0.00	16,108.75	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Mail Boxes Replacement Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,132.14	0.00

Projected Expenses By Year - Decade 2 of 3

Common Area - Mail Boxes Replacement Phase 04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Major Landscaping and Irrigation	4,231.80	4,379.91	4,533.21	4,691.87	4,856.08	5,026.05	5,201.96	5,384.03	5,572.47	5,767.50
Common Area - Wall and Cap Repair or Replacement as Needed	0.00	0.00	0.00	3,127.91	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	**11,284.79**	**194,175.97**	**12,088.55**	**34,094.24**	**12,949.55**	**13,402.79**	**13,871.89**	**14,357.41**	**46,065.74**	**15,380.01**

Entrance Area

Component	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Entrance Area - Gate Motors and Operators Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,149.78	0.00
Entrance Area - Gate Motors and Operators Palmer	0.00	29,199.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Gate Replacement - Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,450.03
Entrance Area - Gate Replacement - Palmer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Key Pad Entry System Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,612.51
Entrance Area - Key Pad Entry System Palmer	0.00	7,299.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entrance Area - Lighting and Electrical Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,857.49	0.00

DVCA0218

Projected Expenses By Year - Decade 2 of 3

Entrance Area - Paint Gate and Fencing at Entrance Bayhill	3,244.38	0.00	0.00	0.00	0.00	0.00	0.00	4,127.75	0.00	0.00
Entrance Area - Paint Gate and Fencing at Entrance Palmer	2,680.14	0.00	0.00	0.00	0.00	0.00	0.00	3,409.88	0.00	0.00
Subtotal	**5,924.52**	**36,499.24**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**7,537.63**	**39,007.27**	**48,062.54**

Reserve Study

Component	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Reserve Study - Annual Update	916.89	948.98	982.19	1,016.57	1,052.15	1,088.98	1,127.09	1,166.54	1,207.37	1,249.63
Reserve Study - Full Reserve Study (Last Done 1-1-2012) Should be Completed in the Fall of 2016, Prior to 2017 Budget	3,526.50	0.00	0.00	0.00	0.00	4,188.37	0.00	0.00	0.00	0.00
Subtotal	**4,443.39**	**948.98**	**982.19**	**1,016.57**	**1,052.15**	**5,277.35**	**1,127.09**	**1,166.54**	**1,207.37**	**1,249.63**

DVCA0219

Projected Expenses By Year - Decade 2 of 3

Roads and Parking

Component	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Roads and Parking - Asphalt Crack Fill	105,794.91	109,497.73	113,330.15	117,296.70	121,402.09	125,651.16	130,048.95	134,600.67	139,311.69	144,187.60
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	7,052.99	7,299.85	7,555.34	7,819.78	8,093.47	8,376.74	8,669.93	8,973.38	9,287.45	9,612.51
Roads and Parking - Removal and Reconstruction (Future)	0.00	0.00	0.00	0.00	0.00	1,055,469.76	0.00	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Phase 01	0.00	87,598.18	0.00	0.00	0.00	0.00	104,039.16	0.00	0.00	0.00
Roads and Parking - Removal and Reconstruction Phase 02	0.00	0.00	0.00	0.00	97,121.67	0.00	0.00	0.00	0.00	115,350.08
Roads and Parking - Street Lights - Gallery (Done 2013)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Street Lights Front Side of Bayhill Cr., Sawgrass Lane & Agusta Ct.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment One-Half of Roads, Slurry Seal Type II or HA5	0.00	0.00	0.00	295,587.70	0.00	0.00	0.00	0.00	351,065.46	0.00

DVCA0220

Projected Expenses By Year - Decade 2 of 3

Roads and Parking - Surface Maintenance Treatment Second-Half of Roads, Slurry Seal Type II or HA5	0.00	0.00	0.00	0.00	305,933.26	0.00	0.00	0.00	0.00	363,352.75
Subtotal	**112,847.90**	**204,395.76**	**120,885.49**	**420,704.18**	**532,550.49**	**1,189,497.66**	**242,758.04**	**143,574.05**	**499,664.60**	**632,502.94**
Total	**134,500.60**	**436,019.95**	**133,956.23**	**455,814.99**	**546,552.19**	**1,208,177.80**	**257,757.02**	**166,635.63**	**585,944.98**	**697,195.12**

DVCA0221

Projected Expenses By Year - Decade 3 of 3

Common Area

Component	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	Total
Common Area - Component: Fire Gate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,930.26	0.00	5,905.47
Common Area - Concrete Repairs and Replacement	9,948.94	10,297.16	10,657.56	11,030.57	11,416.64	11,816.22	12,229.79	12,657.84	13,100.86	13,559.39	258,113.40
Common Area - Fence -New (added 2013) Maintenance	0.00	0.00	0.00	3,309.17	0.00	0.00	0.00	0.00	3,930.26	0.00	16,009.88
Common Area - Fence -Wood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182,496.21
Common Area - Fence -Wrought Iron, on Dayton Valley Road by 4th Hole	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,287.45
Common Area - Mail Boxes Replacement Phase 01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,987.77	0.00	40,550.90
Common Area - Mail Boxes Replacement Phase 02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,108.75
Common Area - Mail Boxes Replacement Phase 03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,132.14

DVCA0222

Projected Expenses By Year - Decade 3 of 3

Common Area - Mail Boxes Replacement Phase 04	0.00	0.00	0.00	22,722.98	0.00	0.00	0.00	0.00	0.00	0.00	22,722.98
Common Area - Major Landscaping and Irrigation	5,969.37	6,178.29	6,394.53	6,618.34	6,849.99	7,089.73	7,337.88	7,594.70	7,860.52	8,135.63	154,868.05
Common Area - Wall and Cap Repair or Replacement as Needed	0.00	0.00	0.00	4,412.23	0.00	0.00	0.00	0.00	0.00	0.00	9,757.58
Subtotal	**15,918.31**	**16,475.45**	**17,052.09**	**48,093.29**	**18,266.63**	**18,905.95**	**19,567.67**	**20,252.54**	**55,809.67**	**21,695.02**	**734,952.81**

Entrance Area

Component	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	Total
Entrance Area - Gate Motors and Operators Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52,403.44	0.00	115,889.40
Entrance Area - Gate Motors and Operators Palmer	0.00	41,188.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91,088.02
Entrance Area - Gate Replacement - Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,450.03
Entrance Area - Gate Replacement - Palmer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,174.36
Entrance Area - Key Pad Entry System Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,559.39	29,986.39
Entrance Area - Key Pad Entry System Palmer	0.00	10,297.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,772.01
Entrance Area - Lighting and Electrical Bayhill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,857.49

DVCA0223

Projected Expenses By Year - Decade 3 of 3

Entrance Area - Paint Gate and Fencing at Entrance Bayhill	0.00	0.00	0.00	0.00	5,251.66	0.00	0.00	0.00	0.00	0.00	15,173.84
Entrance Area - Paint Gate and Fencing at Entrance Palmer	0.00	0.00	0.00	0.00	4,338.32	0.00	0.00	0.00	0.00	0.00	12,534.90
Subtotal	**0.00**	**51,485.79**	**0.00**	**0.00**	**9,589.98**	**0.00**	**0.00**	**0.00**	**52,403.44**	**13,559.39**	**349,926.44**

Reserve Study

Component	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	Total
Reserve Study - Annual Update	1,293.36	1,338.63	1,385.48	1,433.97	1,484.16	1,536.11	1,589.87	1,645.52	1,703.11	1,762.72	32,904.74
Reserve Study - Full Reserve Study (Last Done 1-1-2012) Should be Completed in the Fall of 2016, Prior to 2017 Budget	4,974.47	0.00	0.00	0.00	0.00	5,908.11	0.00	0.00	0.00	0.00	24,066.67
Subtotal	**6,267.83**	**1,338.63**	**1,385.48**	**1,433.97**	**1,484.16**	**7,444.22**	**1,589.87**	**1,645.52**	**1,703.11**	**1,762.72**	**56,971.41**

DVCA0224

Projected Expenses By Year - Decade 3 of 3

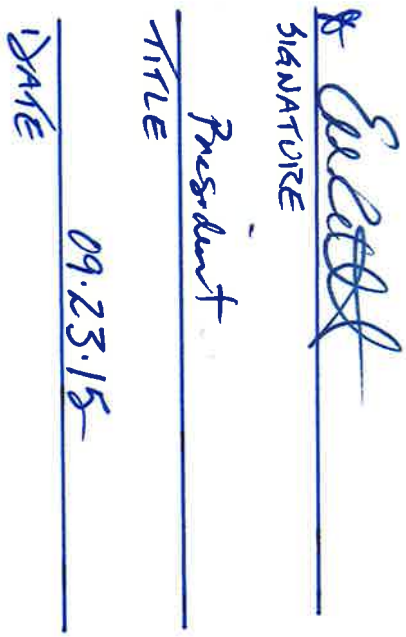
Roads and Parking

Component	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	Total
Roads and Parking - Asphalt Crack Fill	149,234.16	154,457.36	159,863.37	165,458.59	171,249.64	177,243.37	183,446.89	189,867.53	196,512.90	203,390.85	3,871,700.80
Roads and Parking - Concrete Curbs and Gutters Repair or Replacement as Needed	9,948.94	10,297.16	10,657.56	11,030.57	11,416.64	11,816.22	12,229.79	12,657.84	13,100.86	13,559.39	258,113.40
Roads and Parking - Removal and Reconstruction (Future)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,055,469.76
Roads and Parking - Removal and Reconstruction Phase 01	0.00	123,565.89	0.00	0.00	0.00	0.00	146,757.51	0.00	0.00	0.00	597,816.06
Roads and Parking - Removal and Reconstruction Phase 02	0.00	0.00	0.00	0.00	136,999.71	0.00	0.00	0.00	0.00	162,712.68	662,809.36
Roads and Parking - Street Lights - Gallery (Done 2013)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,201.72	0.00	26,201.72
Roads and Parking - Street Lights Front Side of Bayhill Cr., Sawgrass Lane & Agusta Ct.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,336.18
Roads and Parking - Surface Maintenance Treatment One-Half of Roads, Slurry Seal Type II or HA5	0.00	0.00	0.00	416,955.64	0.00	0.00	0.00	0.00	495,212.50	0.00	2,017,245.89

DVCA0225

Projected Expenses By Year - Decade 3 of 3

Roads and Parking - Surface Maintenance Treatment Second-Half of Roads, Slurry Seal Type II or HA5	0.00	0.00	0.00	0.00	431,549.08	0.00	0.00	0.00	0.00	512,544.94	2,087,849.48
Subtotal	**159,183.10**	**288,320.41**	**170,520.93**	**593,444.80**	**751,215.07**	**189,059.59**	**342,434.19**	**202,525.37**	**731,027.98**	**892,207.86**	**10,603,542.65**
Total	**181,369.24**	**357,620.28**	**188,958.50**	**642,972.06**	**780,555.84**	**215,409.76**	**363,591.73**	**224,423.43**	**840,944.20**	**929,224.99**	**11,745,393.31**



DVCA0226

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Funding Reserve Analysis

for

Dayton Valley Community Association 2017

May 10, 2017



Dayton Valley Community Association

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Funding Reserve Analysis

for

Dayton Valley Community Association 2017

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May 10, 2017

Ms. Bernadette Rodas
Valley Realty and Management
3246 N. Carson Street, Suite 100
Carson City, Nevada 89706

Subject: Dayton Valley Community Association 2017

Ms. Rodas,

Resource 1 BC is pleased to present to Ms. Bernadette Rodas the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

Project Description

Dayton Valley Community Association is located Bayhill Drive and Palmer Drive in Dayton, Nevada. The project consists of 824 units. The homeowners maintain their homes, sidewalks, fences and lots. The Association maintains the private streets, gates, common area sidewalks, common area landscaping, mailbox pads and common areas. The project was started in 1996 and is considered to be 21 years old. The detention pond, Lyon County parcel 029-162-32, in The Gallery, is owned by Kay Stafford and is not included in this reserve study.

This reserve study has the slurry seal and crackfill done in late October 2016. It was not done when Resource 1 BC inspected the project.

As per NRS 116, a financial update, without a site visit, is required annually, and a new reserve study, with a site visit, is required every five years, which would be October 2021.

Depth of Study

Full Service Reserve Study with Field Inspection A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were not taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Ms. Bernadette Rodas for the Dayton Valley Community Association 2017 funding study.

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Reserve Study by Calendar Year Starting	*January 1, 2017*
Funding Study Length	*30 Years*
Number of Assessment Paying Members	*824*
Reserve Balance as of January 1, 2017[1]	*$2,241,375*
Annual Inflation Rate	*2.00%*
Tax Rate on Reserve Interest [2]	*30.00%*
Minimum Reserve Account Balance	*$0*
Assessment Change Period	*5 Years*
Annual Operating Budget	*$0*

[1] See "Financial Condition of Association" in this report.

[2] Taxed as an IRS exempt association

Reserve Study Assumptions

- •Cost estimates and financial information are accurate and current.
- •No unforeseen circumstances will cause a significant reduction of reserves.
- •Sufficient comprehensive property insurance exists to protect from insurable risks.
- •The association plans to continue to maintain the existing common areas and amenities.
- •Reserve payments occur at the end of every calendar month.
- •Expenses occur at the end of the expense year.

Initial Reserves

Initial reserves for this Reserve Study were known to be $2,241,375 on January 1, 2017. Based upon a study start date of January 1, 2017 a total of 0 days of accrued interest at 2.04 percent per annum were compounded to yield an initial reserve balance of $2,241,375.

The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Recommended Payment Schedule

The below table contains Resource 1 BC recommended schedule of payments for the next five years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds.

Proposed Assessment Schedule

Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2017	$18.15	$218	$14,957	$179,488	$2,437,379
2018	$18.15	$218	$14,957	$179,488	$2,632,380
2019	$18.15	$218	$14,957	$179,488	$2,839,329
2020	$18.15	$218	$14,957	$179,488	$3,037,354
2021	$18.15	$218	$14,957	$179,488	$2,828,165
2022	$18.15	$218	$14,957	$179,488	$3,007,903

Assessment Change Period

Resource 1 BC is using a 5 years assessment change period, as a new reserve study required is every five years.

Financial Condition of Association

Dayton Valley Community Association's current reserve funding is in excellent financial condition and/or is adequately

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funded. The overall status of the reserve of the association is in excellent financial condition and/or is adequately funded. The reserve account is in excess of the total present cost depreciation, which is $1,209,924.29. See present cost report. The association is fully funded. Resource 1 does not know if the reserve account was reconciled as the amount was given to Resource 1 BC by the Community Manager. The interest rate the reserve funds earned was given to Resource 1 BC by the Community Manager.

Funding Method or Reserve Study Goal

Resource 1 BC uses the Baseline Funding Method in the calculation of reserve assessments. This means the reserve fund goal is a minimum account balance consistent with the cash demands of maintenance and replacement of reserve items.

Next Full Service Reserve Study Required Date

Dayton Valley Community Association will need a new full service reserve study in place by October 4, 2021.

Contents to Budget to Maintain Reserves NAC 116.415

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve: 1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and 2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152: (a) The reason for the difference; and (b) How this difference is proposed to be resolved by the executive board. (Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R135-09, 8-13-2010 Adopted Regulation R050-13)

State of Nevada Annual Association Registration

The State of Nevada Real Estate Division requires an Annual Association Registration to be filed with the Ombudsman every year. The form can be obtained from this link: http://red.state.nv.us/forms/609.pdf Resource 1 BC can offer some assistance in completing this form. Revised January 20, 2016. Please feel free to contact us.

Study Start and Study End Date

This Reserve Study encompases 30 Years. The Study Start Date is January 1, 2017 and the study ends on December 31, 2046.

Date of Physical Inspection

Dayton Valley Community Association 2017 HOA was physically inspected by Resource 1 BC on October 04, 2016.

Governing Documents

A review was not made of the CCR's (conditions, covenants and restrictions) governing documents.

Plats and Other Industry Resources Used to Prepare this Study

Plats or other industry resources were not used in preparing this reserve study.

Inflation Rate

According to the average inflation rate from InflationData.com [historical CPI] from 2.00 percent. This average is the

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inflation rate used in this reserve study and over the 30 year period. Resource 1 BC recommends annual updates because inflation rates will vary in the future, affecting reserve assessments.

Crude Oil Price

On May 3, 2017 the price of crude oil was $47.82 per barrel. As this price continues to rise or fall, the price of petroleum based products, such as asphalt, slurry seal and roofing will also be increased or decreased.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.
Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.
Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Major Component of the Common Elements Defined NAC 116.046

NAC 116.046 "Major components" means the major components of the common elements, whether real or personal property, which the association is responsible for maintaining, repairing, replacing or restoring, including, without limitation, amenities, improvements, furnishings, fixtures, finishes, systems and equipment.

Study of Reserves NRS 116.31152

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study. The executive board shall: 1. At least once every 5 years, cause to be conducted a (a) study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; At least annually, review the results of that study (b) to determine whether those reserves are sufficient; and At least annually, make any adjustments to the (c) association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves. Except as otherwise provided in this subsection, the 2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS. If the common-interest community contains 20 or fewer units and is located in a county whose population is less than 55,000, the study of the reserves required by subsection 1 may be conducted by any person whom the executive board deems qualified to conduct the study. The study of the reserves must include, without 3. limitation: A summary of an inspection of the major components (a) of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; An identification of the major components of the (b) common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore which have a remaining useful life of less than 30 years; An estimate of the remaining useful life of each (c) major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore identified pursuant to paragraph (b); An estimate of the cost of maintenance, repair, (d) replacement or restoration of each major component of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b) during and at the end of its useful life; and An estimate of the total annual assessment that may (e) be necessary to cover the cost of maintaining, repairing, replacement or restoration of the major components of the common elements and any other portion of the common-interest community

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identified pursuant to paragraph (b), after subtracting the reserves of the association as of the date of the study, and an estimate of the funding plan that may be necessary to provide adequate funding for the required reserves. A summary of the study of the reserves required by 4. subsection 1 must be submitted to the Division not later than 45 days after the date that the executive board adopts the results of the study. If a common-interest community was developed as part 5. of a planned unit development pursuant to chapter 278A of NRS and is subject to an agreement with a city or county to receive credit against the amount of the residential construction tax that is imposed pursuant to NRS 278.4983 and 278.4985, the association that is organized for the common-interest community may use the money from that credit for the repair, replacement or restoration of park facilities and related improvements if: The park facilities and related improvements are (a) identified as major components of the common elements of the association; and The association is obligated to repair, replace or (b) restore the park facilities and related improvements in accordance with the study of the reserves required by subsection 1. (Added to NRS by 1999, 2994; A 2003, 2241; 2005, 2606; 2009, 1736, 2213; 2011, 1144)

Reserve Study Contents NAC 116.425

NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615) 1. A reserve study must, in addition to the requirements set forth in NRS 116.31152, include: (a) A 30-year schedule which shows: (1) The actual or projected beginning balance of the reserve fund; (2) The projected increase in reserve contributions to the reserves, adjusted for inflation, that will be required in any given year to provide adequately funded reserves; (3) The estimated interest income, net of federal income tax, earned in the reserve fund; and (4) The projected expenditures from the reserve fund; (5) The projected ending balance of the reserve fund; (b) The names and credentials of any consultants and other persons with expertise used to assist in the preparation of the reserve study; (c) Any written reports prepared by consultants and other persons with expertise; (d) If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations were selected and the reasons for their selection; (e) The number of units in the association; (f) A general statement describing the current status of the reserve fund; (g) A general statement describing the overall status of the reserves of the association; (h) The beginning and ending date for which the reserve study is prepared; (i) A general statement describing the reconciliation, development or computation of the initial balance of the reserve fund; (j) A listing and detailed description of each major component of the common elements; (k) A table showing the remaining useful life of each major component of the common elements from the time of each component's initial or last installation, maintenance, repair, replacement or restoration; (l) Using the current replacement cost, a 30-year table that reflects the projected ending reserve fund balance for each year as compared to the fully funded balance for that year; (m) A general statement describing the objectives of the funding plan that is designed to allocate the costs for the maintenance, repair, replacement and restoration of the major components of the common elements and the methods used in projecting the 30-year funding plan, using the following terms and discussing, where applicable: (1) Full funding; (2) Threshold funding; and (3) Baseline funding; (n) A statement identifying the sources relied upon to obtain an estimate for the cost to maintain, repair, replace or restore a major component of the common elements; (o) A detailed description of the type of reserve study that was performed and the level of service accorded to the reserve study, including whether the reserve study was: (1) A full reserve study in which the following tasks were performed: (I) An inventory and measurement of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; (2) An update to a previous reserve study made pursuant to a visit to the site of the common-interest community in which the following tasks were performed; (I) A verification of a previous inventory of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. Unless new major components of the common elements have been added, or the existing inventory has changed, since the last reserve study, a quantification is not required. (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the

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common-interest community that the association is obligated to maintain, repair ,replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) development of a funding plan; or (3) An update to a previous reserve study made without a visit to the site of the common-interest community in which the following tasks were performed: (I) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) Financial analysis of data and the status of the reserve fund; and (III) Development of a funding plan; (p) The disclosures set forth in NAC 116.430; and (q) A statement, prominently displayed, which reads substantially as follows:

1.The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

2. Material issues which are not disclosed to the person conducting the study of the reserves would cause the condition of the association to be misrepresented. 3. As used in this section, “adequately funded reserves” means the funds sufficient to maintain the common elements: (a) At the level described in the governing documents and in a reserve study; and (b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events. (Added to NAC by Comm’n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm’n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008 Adopted Regulation R050-13)

Reserve Study Disclosures NAC 116.430

NAC 116.430 Reserve study: Required disclosures. (NRS 116.31152, 116.615) A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 1. The background, training, qualifications and references that would qualify the person conducting or assisting in the preparation of the reserve study as competent to conduct or assist in the preparation of the reserve study. 2. Any relationship which could result in actual or perceived conflicts of interest. 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of $1,000,000. 4. The method or methods for determining the common area components based on: (a) An actual on-site inspection of the common elements with representative sampling; (b) An inventory and material information provided by the client; (c) A previous reserve study and the date of that study; or (d) Plats, governing documents or any other additional industry resources used by the person conducting or assisting in the preparation of the reserve study 5. Industry sources used for determining: (a) The life of a major component of the common elements; and (b) The cost of maintaining, repairing, replacing or restoring a major component of the common elements. 6. If known, any guarantees, express or implied, that are provided by any component manufacturer or service provider, with the predictions that would affect the cost or life expectancy of any of the major components. 7. The source of the initial reserve fund balance presented in the reserve study. 8. Whether a reserve assessment is anticipated during the current 30-year life of the reserve study. 9. The source of the interest rate and inflation rate assumptions used in the 30-year projection. 10. A statement, prominently displayed, which reads substantially as follows:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

11. A listing of any significant components of the common-interest community that the association may be obligated to maintain, repair, replace or restore which are not included in the funding projection in the reserve study and the reason for excluding those components from that funding projection.

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12. For updated reserve studies, a statement, prominently displayed, which reads substantially as follows:

Quantities of major components of the common elements as reported in previous reserve studies are deemed to be accurate and reliable. This reserve study relies upon the validity of previous reserve studies.

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008. Adopted Regulation R050-13)

Annual Distribution of Budgets NRS 116.31151

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets and policy for collection of fees, fines, assessments or costs; ratification of budget. Except as otherwise provided in subsection 2 and 1. unless the declaration of a common-interest community imposes more stringent standards, the executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of: The budget for the daily operation of the (a) association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. The budget to provide adequate funding for the (b) reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: The current estimated replacement cost, (1) estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; As of the end of the fiscal year for which (2) the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; A statement as to whether the executive board (3) has determined or anticipates that the levy of one or more special assessments will be necessary to repair, replace or restore any major component of the common elements or any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore or to provide adequate funding for the reserves designated for that purpose; and A general statement describing the procedures (4) used for the estimation and accumulation of cash reserves pursuant to subparagraph (2), including, without limitation, the qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152 .In lieu of distributing copies of the budgets of the 2. association required by subsection 1, the executive board may distribute to each unit's owner a summary of those budgets, accompanied by a written notice that: The budgets are available for review at the business (a) office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and Copies of the budgets will be provided upon (b) request. Within 60 days after adoption of any proposed budget 3. for the common-interest community, the executive board shall provide a summary of the proposed budget to each unit's owner and shall set a date for a meeting of the units' owners to consider ratification of the proposed budget not less than 14 days or more than 30 days after the mailing of the summaries. Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the units' owners ratify a subsequent budget proposed by the executive board. The executive board shall, at the same time and in 4. the same manner that the executive board makes the budget available to a unit's owner pursuant to this section, make available to each unit's owner the policy established for the association concerning the collection of any fees, fines, assessments or costs imposed against a unit's owner pursuant to this chapter. The policy must include, without limitation: The responsibility of the unit's owner to pay any (a) such fees, fines, assessments or costs in a timely manner; and The association's rights concerning the collection (b) of such fees, fines, assessments or costs if the unit's owner fails to pay the fees, fines, assessments or costs in a timely manner. (Added to NRS by 1999, 2993; A 2003, 2241; 2005, 2605; 2009, 1205, 1735, 2806)

Audits NRS 116.31144

NRS 116.31144 Audit and review of financial statements. Except as otherwise provided in subsection 2, the 1. executive

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board shall: If the annual budget of the association is $45,000 (a) or more but less than $75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152.

If the annual budget of the association is $75,000 (b) or more but less than $150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. If the annual budget of the association is $150,000 (c) or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year. Except as otherwise provided in this subsection, for 2. any fiscal year, the executive board of an association shall cause the financial statement for that fiscal year to be audited by an independent certified public accountant if, within 180 days before the end of the fiscal year, 15 percent of the total number of voting members of the association submit a written request for such an audit. The provisions of this subsection do not apply to an association described in paragraph (c) of subsection 1. The Commission shall adopt regulations prescribing 3. the requirements for the auditing or reviewing of financial statements of an association pursuant to this section. Such regulations must include, without limitation: The qualifications necessary for a person to audit (a) or review financial statements of an association; and The standards and format to be followed in auditing (b) or reviewing financial statements of an association. (Added to NRS by 2005, 2584; A 2009, 462; 2011, 988)

Summary of Findings

Resource 1 BC has estimated future projected expenses for Dayton Valley Community Association 2017 based upon preservation of existing improvements.
The attached funding study is limited in scope to those expense items listed in the attached "Dayton Valley Community Association 2017 Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Dayton Valley Community Association 2017 Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Ms. Bernadette Rodas represents and warrants that the information provided to Resource 1 BC, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that Resource 1 BC may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Ms. Bernadette Rodas shall provide to Resource 1 BC Ms. Bernadette Rodas's best-estimated age of that item. If Ms. Bernadette Rodas is unable to provide and estimate of a Reserve Item's age, Resource 1 BC shall make its own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to Resource 1 BC. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough? To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation.Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage).

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The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Resource 1 BC believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

•At least once a year
•At changes in interest rates
•At changes in inflation rates
•At changes in the number of dues paying members
•Before starting new improvements
•Before making changes to the property
•After a flood or fire
•After the change of ownership or management
•After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzies and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Valley Realty and Management for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

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Construction Defects

Resource 1 BC has no knowledge of construction defects and/or potential or active lawsuits on this project. This reserve study reflects that there are no known construction defects.

State of Nevada Business License

Resource 1 BC has a Nevada State Business License. Nevada Business Identification # NV20001014373.

Professional Liability Insurance NAC 116.430

Resource 1 BC carries full professional liability insurance with coverage of $1,000,000. See NAC 116.430 " A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of $1,000,000." Resource 1 BC carries Errors and Omission's and Workman's Compensation.

Reserve Specialist Requirements NRS 116.31152

2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

Statement of Qualifications

Resource 1 BC is a professional in the business of preparing reserve studies for community associations. Resource 1 BC is familiar with construction practices, construction costs, and contracting practices in Nevada. Kenneth Rowan was a CAI certified Reserve Study Specialist. Kenneth Rowan has a State of Nevada Reserve Specialist Permit. Christine Rowan is an associate. Christine was a CAI certified Reserve Study Specialist. Christine Rowan does reserve studies working with a permitted State of Nevada reserve specialist, Kenneth, as per NRS 116A.420 (7).

Kenneth R. Rowan Background

Kenneth R. Rowan

University of Nevada, Reno - B.Sc. Business Administration

State of Nevada Reserve Specialist Permit RSS.0000002

CAI-RS Reserve Specialist Certification #00064 from 2002 to 2014

State of Nevada Inspector of Structures Master IOS.0000008-M

OSHA Supervisor Construction Safety Class, Western Nevada College-30 hours of training (Occupational Safety and Health Administration).

Master Inspector Class, Western Nevada Community College- 24 hours of training (ADA Inspections).

General Inspector Class, Western Nevada Community College- 40 hours of training (Uniform Building Code)

Residential Inspector Class, Western Nevada Community College- 40 hours of training

Commercial Property Inspection Course, inspection Training Associates- 16 hours of training

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Past HOA President Riverbend and Meadowridge Associations

Christine M. Rowan Associate Background

Christine M. Rowan

University of California, Los Angeles: BA Degree in Psychology and Biology

University of Pepperdine: MBA Degree

Resource 1 BC Associate from May 2005 to present

CAI-RS Reserve Specialist Certification #00193 from 2010 to 2013

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Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Past HOA President Riverdale Association

Conflict of Interest

As the preparer of this reserve study, Resource 1 BC certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Resource 1 BC would like to thank Valley Realty and Management for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:

Christine Rowan
Associate

Kenneth Rowan
State of Nevada Reserve Study Specialist
Permit # RSS.0000002

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Dayton Valley Community Association 2017 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Bayhill Drive Entry					
Paving 1 1/2 inch AC Overlay	$12,063	15 Years	25 Years	$16,607	Yes
Slurry Seal	$2,413	4 Years	5 Years	$2,666	Yes
PCC Apron	$5,700	15 Years	30 Years	$7,848	Yes
PCC Curbs	$2,800	20 Years	30 Years	$4,260	Yes
PCC Curbs with Gutters	$4,510	20 Years	30 Years	$6,862	Yes
PCC Sidewalks	$12,000	20 Years	30 Years	$18,257	Yes
PCC Pavers	$3,360	20 Years	30 Years	$5,112	Yes
PCC Boarder Around Pavers	$2,000	15 Years	30 Years	$2,754	Yes
Gate Key Pad	$1,500	5 Years	10 Years	$1,691	Yes
Gate Metal	$6,000	20 Years	30 Years	$9,129	Yes
Gate Motor	$20,000	10 Years	15 Years	$24,917	Yes
Gate Loops	$2,000	10 Years	20 Years	$2,492	Yes
Gate Pedestrian	$1,000	20 Years	30 Years	$1,521	Yes
Gate Pedestrian Key Pad	$1,000	5 Years	10 Years	$1,127	Yes
Block Wall	$19,500	20 Years	40 Years	$29,668	Yes
Back Flow Preventer	$1,500	10 Years	20 Years	$1,869	Yes
Guard House Roof Metal	$0.04	40 Years	50 Years	$0	Yes
Guard House Stain Exterior	$1,000	2 Years	5 Years	$1,062	Yes
Guard House Lighting Exterior	$300	10 Years	20 Years	$374	Yes
Guard House Electric Panel	$1,500	19 Years	40 Years	$2,237	Yes
Guard House Interior Remodel	$1,000	10 Years	20 Years	$1,246	Yes
Guard House Security Systems	$2,500	5 Years	10 Years	$2,818	Yes
Guard House Sprinkler Timing Station	$250	5 Years	10 Years	$282	Yes
PCC Pavers at Pedistrian Gates	$1,330	20 Years	30 Years	$2,024	Yes
Tubular Steel 6 ft Fencing	$3,300	20 Years	30 Years	$5,021	Yes
Fence and Gates Painting	$2,000	5 Years	7 Years	$2,255	Yes
Pillars Rock Repairs	$6,000	20 Years	30 Years	$9,129	Yes
Fire Hydrant	$3,000	20 Years	40 Years	$4,564	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
Bayhill Circle					

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$227,425	15 Years	25 Years	$313,110	Yes
Paving Speed Control Bump	$750	15 Years	25 Years	$1,033	Yes
Slurry Seal	$45,485	4 Years	5 Years	$50,265	Yes
PCC Rolled Curbs with Gutters	$111,450	20 Years	30 Years	$169,563	Yes
PCC Sidewalks	$14,700	15 Years	30 Years	$20,238	Yes
PCC Mail Box Pad Large	$1,500	15 Years	30 Years	$2,065	Yes
PCC Mail Box Pad Medium	$1,000	15 Years	30 Years	$1,377	Yes
PCC Mail Box Pad Small	$750	15 Years	30 Years	$1,033	Yes
Lighting Site Overhead Rewiring	$4,000	20 Years	40 Years	$6,086	Yes
Fire Hydrant	$15,000	20 Years	40 Years	$22,821	Yes
Fire Hydrant Painting	$125	3 Years	5 Years	$135	Yes
Augusta Court					
Paving 1 1/2 inch AC Overlay	$43,638	15 Years	25 Years	$60,078	Yes
Slurry Seal	$8,728	4 Years	5 Years	$9,645	Yes
PCC Rolled Curbs with Gutters	$28,350	20 Years	30 Years	$43,133	Yes
PCC Curbs	$1,330	20 Years	30 Years	$2,024	Yes
PCC Mail Box Pad Small	$250	15 Years	30 Years	$344	Yes
Sprinkler Timing Station	$250	5 Years	10 Years	$282	Yes
Back Flow Preventer	$250	10 Years	20 Years	$311	Yes
Lighting Site Overhead Rewiring	$2,500	20 Years	40 Years	$3,804	Yes
Fire Hydrant	$6,000	20 Years	40 Years	$9,129	Yes
Fire Hydrant Painting	$50.00	3 Years	5 Years	$54	Yes
Glen Eagles Court					
Paving 1 1/2 inch AC Overlay	$30,900	15 Years	25 Years	$42,542	Yes
Slurry Seal	$6,180	4 Years	5 Years	$6,829	Yes
PCC Rolled Curbs with Gutters	$17,850	20 Years	30 Years	$27,158	Yes
PCC Curbs	$1,750	20 Years	30 Years	$2,663	Yes
PCC Valley Gutters	$1,400	20 Years	30 Years	$2,130	Yes
PCC Valley Gutters at Zero Life	$150	0 Years	30 Years	$153	Yes
Sprinkler Timing Station	$250	5 Years	10 Years	$282	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Back Flow Preventer	$250	10 Years	20 Years	$311	Yes
Lighting Site Overhead Rewiring	$500	20 Years	40 Years	$761	Yes
Fire Hydrant	$3,000	20 Years	40 Years	$4,564	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
Pebble Beach Court					
Paving 1 1/2 inch AC Overlay	$30,625	15 Years	25 Years	$42,163	Yes
Slurry Seal	$6,125	4 Years	5 Years	$6,769	Yes
PCC Rolled Curbs with Gutters	$19,800	20 Years	30 Years	$30,124	Yes
PCC Curbs	$1,400	20 Years	30 Years	$2,130	Yes
PCC Valley Gutters	$950	10 Years	30 Years	$1,184	Yes
Back Flow Preventer	$250	10 Years	20 Years	$311	Yes
Lighting Site Overhead Rewiring	$500	20 Years	40 Years	$761	Yes
Fire Hydrant	$6,000	20 Years	40 Years	$9,129	Yes
Fire Hydrant Painting	$50.00	3 Years	5 Years	$54	Yes
Doral Court					
Paving 1 1/2 inch AC Overlay	$8,663	15 Years	25 Years	$11,926	Yes
Slurry Seal	$1,733	4 Years	5 Years	$1,915	Yes
PCC Rolled Curbs with Gutters	$4,800	20 Years	30 Years	$7,303	Yes
PCC Curbs	$1,400	20 Years	30 Years	$2,130	Yes
PCC Valley Gutters	$900	20 Years	30 Years	$1,369	Yes
Riviera Court					
Paving 1 1/2 inch AC Overlay	$3,563	15 Years	25 Years	$4,905	Yes
Slurry Seal	$713	4 Years	5 Years	$787	Yes
PCC Rolled Curbs with Gutters	$2,250	20 Years	30 Years	$3,423	Yes
Cypress Court					
Paving 1 1/2 inch AC Overlay	$8,850	15 Years	25 Years	$12,184	Yes
Slurry Seal	$1,770	4 Years	5 Years	$1,956	Yes
PCC Rolled Curbs with Gutters	$4,200	20 Years	30 Years	$6,390	Yes
Spyglass Court					

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$5,250	15 Years	25 Years	$7,228	Yes
Slurry Seal	$1,050	4 Years	5 Years	$1,160	Yes
PCC Rolled Curbs with Gutters	$3,000	20 Years	30 Years	$4,564	Yes
PCC Curbs	$1,330	20 Years	30 Years	$2,024	Yes
Sprinkler Timing Station	$250	5 Years	10 Years	$282	Yes
Back Flow Preventer	$250	10 Years	20 Years	$311	Yes
Lighting Site Overhead Rewiring	$500	20 Years	40 Years	$761	Yes
Fire Hydrant	$3,000	20 Years	40 Years	$4,564	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
St Andrews Drive					
Paving 1 1/2 inch AC Overlay	$173,650	15 Years	25 Years	$239,075	Yes
Paving Speed Control Bump	$1,500	15 Years	25 Years	$2,065	Yes
Slurry Seal	$34,730	4 Years	5 Years	$38,379	Yes
PCC Rolled Curbs with Gutters	$134,100	20 Years	30 Years	$204,024	Yes
PCC Apron	$2,600	20 Years	30 Years	$3,956	Yes
PCC Sidewalks	$37,100	15 Years	30 Years	$51,078	Yes
PCC Mail Box Pad Large	$1,500	15 Years	30 Years	$2,065	Yes
Fire Hydrant	$27,000	20 Years	40 Years	$41,079	Yes
Fire Hydrant Painting	$225	3 Years	5 Years	$244	Yes
Kingsbarn Court					
Paving 1 1/2 inch AC Overlay	$14,538	15 Years	25 Years	$20,015	Yes
Slurry Seal	$2,908	4 Years	5 Years	$3,213	Yes
PCC Rolled Curbs with Gutters	$9,450	20 Years	30 Years	$14,378	Yes
PCC Apron	$3,000	20 Years	30 Years	$4,564	Yes
Carnoustie Court					
Paving 1 1/2 inch AC Overlay	$32,875	15 Years	25 Years	$45,261	Yes
Slurry Seal	$6,575	4 Years	5 Years	$7,266	Yes
PCC Rolled Curbs with Gutters	$23,400	20 Years	30 Years	$35,601	Yes
Fire Hydrant	$3,000	20 Years	40 Years	$4,564	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Prestwick Court					
Paving 1 1/2 inch AC Overlay	$7,850	15 Years	25 Years	$10,808	Yes
Slurry Seal	$1,570	4 Years	5 Years	$1,735	Yes
PCC Rolled Curbs with Gutters	$3,750	20 Years	30 Years	$5,705	Yes
PCC Apron	$3,600	25 Years	30 Years	$6,053	Yes
Murfield Court					
Paving 1 1/2 inch AC Overlay	$9,713	15 Years	25 Years	$13,372	Yes
Slurry Seal	$1,943	4 Years	5 Years	$2,147	Yes
PCC Rolled Curbs with Gutters	$7,500	20 Years	30 Years	$11,411	Yes
PCC Apron	$2,650	25 Years	30 Years	$4,455	Yes
Canterbury Court					
Paving 1 1/2 inch AC Overlay	$15,400	15 Years	25 Years	$21,202	Yes
Slurry Seal	$3,080	4 Years	5 Years	$3,404	Yes
PCC Rolled Curbs with Gutters	$13,050	20 Years	30 Years	$19,855	Yes
Fire Hydrant	$3,000	20 Years	40 Years	$4,564	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
Cypress Point					
Paving 1 1/2 inch AC Overlay	$52,363	15 Years	25 Years	$72,091	Yes
Paving Speed Control Bump	$250	15 Years	25 Years	$344	Yes
Slurry Seal	$10,473	4 Years	5 Years	$11,573	Yes
PCC Rolled Curbs with Gutters	$111,000	20 Years	30 Years	$168,879	Yes
PCC Curbs	$4,060	20 Years	30 Years	$6,177	Yes
PCC Mail Box Pad Large	$1,500	15 Years	30 Years	$2,065	Yes
Fire Hydrant	$12,000	20 Years	40 Years	$18,257	Yes
Fire Hydrant Painting	$225	3 Years	5 Years	$244	Yes
Inverness Court					
Paving 1 1/2 inch AC Overlay	$16,300	15 Years	25 Years	$22,441	Yes
Slurry Seal	$3,260	4 Years	5 Years	$3,603	Yes
PCC Rolled Curbs with Gutters	$13,350	20 Years	30 Years	$20,311	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fire Hydrant	$3,000	20 Years	40 Years	$4,564	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
Poppy Hill Court					
Paving 1 1/2 inch AC Overlay	$7,313	15 Years	25 Years	$10,068	Yes
Slurry Seal	$1,463	4 Years	5 Years	$1,616	Yes
PCC Rolled Curbs with Gutters	$4,800	20 Years	30 Years	$7,303	Yes
Lakeview Drive					
Paving 1 1/2 inch AC Overlay	$97,400	15 Years	25 Years	$134,097	Yes
Paving Speed Control Bump	$750	15 Years	25 Years	$1,033	Yes
Slurry Seal	$19,480	4 Years	5 Years	$21,527	Yes
PCC Rolled Curbs with Gutters	$28,950	20 Years	30 Years	$44,045	Yes
PCC Curbs Gutters	$22,770	20 Years	30 Years	$34,643	Yes
PCC Curbs	$2,730	20 Years	30 Years	$4,154	Yes
PCC Apron	$3,000	20 Years	30 Years	$4,564	Yes
PCC Sidewalks	$8,600	20 Years	30 Years	$13,084	Yes
PCC Mail Box Pad Large	$1,500	20 Years	30 Years	$2,282	Yes
PCC Mail Box Pad Small	$250	20 Years	30 Years	$380	Yes
Tubular Steel 4 ft Fencing	$3,000	10 Years	20 Years	$3,738	Yes
Fire Hydrant	$15,000	20 Years	40 Years	$22,821	Yes
Fire Hydrant Painting	$125	3 Years	5 Years	$135	Yes
Moore Avenue					
Paving 1 1/2 inch AC Overlay	$13,000	15 Years	25 Years	$17,898	Yes
Slurry Seal	$2,600	4 Years	5 Years	$2,873	Yes
PCC Rolled Curbs with Gutters	$9,450	20 Years	30 Years	$14,378	Yes
PCC Apron	$3,000	25 Years	30 Years	$5,044	Yes
Palmer Drive Entry					
Paving 1 1/2 inch AC Overlay	$8,175	15 Years	25 Years	$11,255	Yes
Slurry Seal	$1,635	4 Years	5 Years	$1,807	Yes
PCC Rolled Curbs with Gutters	$6,000	25 Years	30 Years	$10,088	Yes
PCC Curbs	$2,800	25 Years	30 Years	$4,708	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Sidewalks	$2,800	25 Years	30 Years	$4,708	Yes
PCC Apron	$5,450	15 Years	30 Years	$7,503	Yes
Gate Key Pad	$1,500	5 Years	10 Years	$1,691	Yes
Gate Metal	$8,000	15 Years	20 Years	$11,014	Yes
Pillars Rock Repairs	$13,500	20 Years	30 Years	$20,539	Yes
Tubular Steel 6 ft Fencing	$8,400	15 Years	20 Years	$11,565	Yes
Fence and Gates Painting	$2,000	0 Years	7 Years	$2,040	Yes
Gate Motor	$20,000	10 Years	15 Years	$24,917	Yes
Gate Loops	$2,000	10 Years	20 Years	$2,492	Yes
Lighting at Gate Spot	$100	10 Years	20 Years	$125	Yes
Lighting at Gate Overhead at Gate	$100	10 Years	20 Years	$125	Yes
Block Wall	$9,300	25 Years	30 Years	$15,636	Yes
Immediate Repairs of Block Wall	$500	0 Year	1 Years	$510	No
Water Feature Repairs	$3,000	0 Years	10 Years	$3,061	Yes
PCC Landscaping Boarder	$510	20 Years	30 Years	$776	Yes
Back Flow Preventer	$250	10 Years	20 Years	$311	Yes
Guard House Roof Tile	$0.04	32 Years	40 Years	$0	Yes
Guard House Paint Exterior	$1,000	0 Years	5 Years	$1,020	Yes
Guard House Lighting Exterior	$300	10 Years	20 Years	$374	Yes
Guard House PCC Pad	$1,050	20 Years	30 Years	$1,598	Yes
Guard House Electric Panel	$1,500	25 Years	40 Years	$2,522	Yes
Guard House Interior Remodel	$1,000	10 Years	20 Years	$1,246	Yes
Guard House Security Systems	$2,500	5 Years	10 Years	$2,818	Yes
Guard House Sprinkler Timing Station	$250	5 Years	10 Years	$282	Yes
Palmer Drive					
Paving 1 1/2 inch AC Overlay	$142,100	15 Years	25 Years	$195,638	Yes
Slurry Seal	$28,420	4 Years	5 Years	$31,406	Yes
PCC Rolled Curbs with Gutters	$57,300	25 Years	30 Years	$96,338	Yes
PCC Curbs	$21,700	25 Years	30 Years	$36,484	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Valley Gutter	$1,000	20 Years	30 Years	$1,521	Yes
PCC Landscaping Boarder	$180	20 Years	30 Years	$274	Yes
Electric Panel	$1,500	25 Years	40 Years	$2,522	Yes
Sprinkler Timing Station	$750	5 Years	10 Years	$846	Yes
Back Flow Preventer	$750	10 Years	20 Years	$934	Yes
La Costa Avenue					
Paving 1 1/2 inch AC Overlay	$152,200	20 Years	25 Years	$231,562	Yes
Paving Speed Control Bump	$500	20 Years	25 Years	$761	Yes
Slurry Seal	$30,440	4 Years	5 Years	$33,639	Yes
PCC Rolled Curbs with Gutters	$104,850	25 Years	30 Years	$176,284	Yes
PCC Curbs with Gutters	$1,760	25 Years	30 Years	$2,959	Yes
PCC Curbs	$1,190	25 Years	30 Years	$2,001	Yes
PCC Valley Gutters	$2,000	25 Years	30 Years	$3,363	Yes
PCC Mail Box Pad Large	$6,000	25 Years	30 Years	$10,088	Yes
Lighting Site Overhead Rewiring	$1,000	25 Years	40 Years	$1,681	Yes
Back Flow Preventer	$500	10 Years	20 Years	$623	Yes
Fire Hydrant	$15,000	25 Years	40 Years	$25,219	Yes
Fire Hydrant Painting	$125	3 Years	5 Years	$135	Yes
La Costa Court					
Paving 1 1/2 inch AC Overlay	$11,163	20 Years	25 Years	$16,983	Yes
Slurry Seal	$2,233	4 Years	5 Years	$2,467	Yes
PCC Rolled Curbs with Gutters	$7,350	25 Years	30 Years	$12,358	Yes
PCC Curbs	$1,260	25 Years	30 Years	$2,118	Yes
PCC Apron	$3,200	25 Years	30 Years	$5,380	Yes
PCC Valley Gutters	$2,200	25 Years	30 Years	$3,699	Yes
La Costa Circle					
Paving 1 1/2 inch AC Overlay	$65,938	20 Years	25 Years	$100,319	Yes
Slurry Seal	$13,188	4 Years	5 Years	$14,573	Yes
PCC Rolled Curbs with Gutters	$54,600	25 Years	30 Years	$91,799	Yes
PCC Curbs with Gutters	$1,100	25 Years	30 Years	$1,849	Yes
PCC Curbs	$1,050	25 Years	30 Years	$1,765	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fire Hydrant	$6,000	25 Years	40 Years	$10,088	Yes
Fire Hydrant Painting	$50.00	3 Years	5 Years	$54	Yes
Access Road Paving 1 1/2 inch Overlay	$6,325	20 Years	25 Years	$9,623	Yes
Access Road Slurry Seal	$1,265	4 Years	5 Years	$1,398	Yes
Access Road Gate Emergency Access	$3,000	25 Years	30 Years	$5,044	Yes
Sawgrass Court					
Paving 1 1/2 inch AC Overlay	$6,013	20 Years	25 Years	$9,148	Yes
Slurry Seal	$1,203	4 Years	5 Years	$1,329	Yes
PCC Rolled Curbs with Gutters	$3,450	25 Years	30 Years	$5,800	Yes
PCC Curbs	$490	25 Years	30 Years	$824	Yes
PCC Valley Gutters	$400	25 Years	30 Years	$673	Yes
Sprinkler Timing Station	$250	5 Years	10 Years	$282	Yes
Back Flow Preventer	$500	10 Years	20 Years	$623	Yes
Sawgrass Lane					
Paving 1 1/2 inch AC Overlay	$91,800	20 Years	25 Years	$139,667	Yes
Paving Speed Control Bump	$500	20 Years	25 Years	$761	Yes
Slurry Seal	$18,360	4 Years	5 Years	$20,289	Yes
PCC Rolled Curbs with Gutters	$32,700	25 Years	30 Years	$54,979	Yes
PCC Curbs	$9,380	25 Years	30 Years	$15,771	Yes
PCC Apron	$600	25 Years	30 Years	$1,009	Yes
PCC Valley Gutters	$3,350	25 Years	30 Years	$5,632	Yes
PCC Mail Box Pad Large	$1,500	25 Years	30 Years	$2,522	Yes
Lighting Site Overhead Rewiring	$1,000	25 Years	40 Years	$1,681	Yes
Sprinkler Timing Station	$250	5 Years	10 Years	$282	Yes
Back Flow Preventer	$250	10 Years	20 Years	$311	Yes
Fire Hydrant	$9,000	25 Years	40 Years	$15,132	Yes
Fire Hydrant Painting	$75.00	3 Years	5 Years	$81	Yes
Royal Troon Drive					
Paving 1 1/2 inch AC Overlay	$103,950	20 Years	25 Years	$158,153	Yes
Paving Speed Control Bump	$1,250	20 Years	25 Years	$1,902	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Slurry Seal	$20,790	4 Years	5 Years	$22,975	Yes
PCC Rolled Curbs with Gutters	$89,100	25 Years	30 Years	$149,804	Yes
PCC Mail Box Pad Large	$3,000	25 Years	30 Years	$5,044	Yes
Fire Hydrant	$15,000	25 Years	40 Years	$25,219	Yes
Fire Hydrant Painting	$125	3 Years	5 Years	$135	Yes
Dornoch Court					
Paving 1 1/2 inch AC Overlay	$7,863	20 Years	25 Years	$11,962	Yes
Slurry Seal	$1,573	4 Years	5 Years	$1,738	Yes
PCC Rolled Curbs with Gutters	$4,650	25 Years	30 Years	$7,818	Yes
PCC Apron	$2,500	25 Years	30 Years	$4,203	Yes
Birkdale Court					
Paving 1 1/2 inch AC Overlay	$8,063	20 Years	25 Years	$12,267	Yes
Slurry Seal	$1,613	4 Years	5 Years	$1,782	Yes
PCC Rolled Curbs with Gutters	$4,800	25 Years	30 Years	$8,070	Yes
PCC Apron	$2,950	25 Years	30 Years	$4,960	Yes
La Quinta Court					
Paving 1 1/2 inch AC Overlay	$9,263	20 Years	25 Years	$14,092	Yes
Slurry Seal	$1,853	4 Years	5 Years	$2,047	Yes
PCC Rolled Curbs with Gutters	$5,700	25 Years	30 Years	$9,583	Yes
PCC Apron	$2,950	25 Years	30 Years	$4,960	Yes
Champions Drive					
Paving 1 1/2 inch AC Overlay	$32,863	20 Years	25 Years	$49,998	Yes
Slurry Seal	$6,573	4 Years	5 Years	$7,263	Yes
PCC Rolled Curbs with Gutters	$23,400	25 Years	30 Years	$39,342	Yes
Tubular Steel 4 ft Gate	$1,500	15 Years	20 Years	$2,065	Yes
Fire Hydrant	$6,000	25 Years	40 Years	$10,088	Yes
Fire Hydrant Painting	$50.00	3 Years	5 Years	$54	Yes
Torrey Pines					
Paving 1 1/2 inch AC Overlay	$31,800	20 Years	25 Years	$48,381	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Slurry Seal	$6,360	4 Years	5 Years	$7,028	Yes
PCC Rolled Curbs with Gutters	$23,850	25 Years	30 Years	$40,099	Yes
PCC Apron	$2,450	25 Years	30 Years	$4,119	Yes
Fire Hydrant	$3,000	25 Years	40 Years	$5,044	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
Stonehaven Court					
Paving 1 1/2 inch AC Overlay	$111,463	20 Years	25 Years	$169,582	Yes
Slurry Seal	$22,293	4 Years	5 Years	$24,635	Yes
PCC Rolled Curbs with Gutters	$77,550	25 Years	30 Years	$130,385	Yes
PCC Curbs	$2,100	25 Years	30 Years	$3,531	Yes
PCC Mail Box Pad Large	$3,000	25 Years	30 Years	$5,044	Yes
Back Flow Preventer	$500	10 Years	20 Years	$623	Yes
Fire Hydrant	$12,000	25 Years	40 Years	$20,176	Yes
Fire Hydrant Painting	$100	3 Years	5 Years	$108	Yes
Grayhawk Drive					
Paving 1 1/2 inch AC Overlay	$99,425	20 Years	25 Years	$151,268	Yes
Slurry Seal	$19,885	4 Years	5 Years	$21,974	Yes
PCC Rolled Curbs with Gutters	$71,250	25 Years	30 Years	$119,793	Yes
PCC Apron	$2,500	25 Years	30 Years	$4,203	Yes
PCC Mail Box Pad Large	$1,500	25 Years	30 Years	$2,522	Yes
Tubular Steel 4 ft Fencing	$2,500	15 Years	20 Years	$3,442	Yes
Fire Hydrant	$12,000	25 Years	40 Years	$20,176	Yes
Fire Hydrant Painting	$100	3 Years	5 Years	$108	Yes
Grayhawk Court					
Paving 1 1/2 inch AC Overlay	$5,775	20 Years	25 Years	$8,786	Yes
Slurry Seal	$1,155	4 Years	5 Years	$1,276	Yes
PCC Rolled Curbs with Gutters	$2,700	25 Years	30 Years	$4,540	Yes
PCC Apron	$4,000	25 Years	30 Years	$6,725	Yes
Lytham Court					
Paving 1 1/2 inch AC Overlay	$5,775	20 Years	25 Years	$8,786	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Slurry Seal	$1,155	4 Years	5 Years	$1,276	Yes
PCC Rolled Curbs with Gutters	$2,700	25 Years	30 Years	$4,540	Yes
PCC Apron	$4,000	25 Years	30 Years	$6,725	Yes
St Georges Court					
Paving 1 1/2 inch AC Overlay	$10,288	20 Years	25 Years	$15,652	Yes
Slurry Seal	$2,058	4 Years	5 Years	$2,274	Yes
PCC Rolled Curbs with Gutters	$6,000	25 Years	30 Years	$10,088	Yes
PCC Apron	$2,600	25 Years	30 Years	$4,371	Yes
Lahinch Court					
Paving 1 1/2 inch AC Overlay	$14,663	20 Years	25 Years	$22,308	Yes
Slurry Seal	$2,933	4 Years	5 Years	$3,241	Yes
PCC Rolled Curbs with Gutters	$9,750	25 Years	30 Years	$16,393	Yes
Portrusa Court					
Paving 1 1/2 inch AC Overlay	$19,063	20 Years	25 Years	$29,002	Yes
Slurry Seal	$3,813	4 Years	5 Years	$4,213	Yes
PCC Rolled Curbs with Gutters	$13,050	25 Years	30 Years	$21,941	Yes
Fire Hydrant	$3,000	25 Years	40 Years	$5,044	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
Turnberry Court					
Paving 1 1/2 inch AC Overlay	$22,350	20 Years	25 Years	$34,004	Yes
Slurry Seal	$4,470	4 Years	5 Years	$4,940	Yes
PCC Rolled Curbs with Gutters	$15,600	25 Years	30 Years	$26,228	Yes
Ballybunion Drive					
Paving 1 1/2 inch AC Overlay	$46,225	20 Years	25 Years	$70,328	Yes
Slurry Seal	$9,245	4 Years	5 Years	$10,216	Yes
PCC Rolled Curbs with Gutters	$33,450	25 Years	30 Years	$56,239	Yes
Fire Hydrant	$9,000	25 Years	40 Years	$15,132	Yes
Fire Hydrant Painting	$75.00	3 Years	5 Years	$81	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Access Road Paving 1 1/2 inch Overlay	$750	20 Years	25 Years	$1,141	Yes
Access Road Slurry Seal	$150	4 Years	5 Years	$166	Yes
Gullane Court					
Paving 1 1/2 inch AC Overlay	$7,263	20 Years	25 Years	$11,049	Yes
Slurry Seal	$1,453	4 Years	5 Years	$1,605	Yes
PCC Rolled Curbs with Gutters	$4,200	25 Years	30 Years	$7,061	Yes
Ballybunion Court					
Paving 1 1/2 inch AC Overlay	$7,350	20 Years	25 Years	$11,183	Yes
Slurry Seal	$1,470	4 Years	5 Years	$1,624	Yes
PCC Rolled Curbs with Gutters	$4,350	25 Years	30 Years	$7,314	Yes
Landscaping					
Landscaping Renovation	$10,000	0 Year	1 Years	$10,202	Yes
Block Walls					
Block Wall Repairs	$5,000	10 Years	10 Years	$6,229	Yes
Street Signs and Stop Signs					
Street Signs and Stop Signs Repairs	$2,500	5 Years	5 Years	$2,818	Yes
Crackfill					
Paving Crackfill	$10,000	1 Years	2 Year	$10,408	Yes
Riviera Court The Gallery					
Paving 1 1/2 inch Overlay	$7,400	20 Years	25 Years	$11,259	Yes
Slurry Seal	$1,480	4 Years	5 Years	$1,636	Yes
PCC Rolled Curbs with Gutters	$4,800	25 Years	30 Years	$8,070	Yes
PCC Apron	$2,100	25 Years	30 Years	$3,531	Yes
Fire Hydrant	$3,000	25 Years	40 Years	$5,044	Yes
Fire Hydrant Painting	$25.00	3 Years	5 Years	$27	Yes
Cruden Bay Drive The Gallery					
Paving 1 1/2 inch AC Overlay	$55,675	20 Years	25 Years	$84,706	Yes
Slurry Seal	$11,135	4 Years	5 Years	$12,305	Yes

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Dayton Valley Community Association 2017 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Rolled Curbs with Gutters	$36,600	25 Years	30 Years	$61,536	Yes
PCC Curbs	$1,330	25 Years	30 Years	$2,236	Yes
PCC Apron	$3,700	25 Years	30 Years	$6,221	Yes
PCC Swale	$1,500	25 Years	30 Years	$2,522	Yes
PCC Mail Box Pad Medium	$500	25 Years	30 Years	$841	Yes
PCC Mail Box Pad Small	$250	25 Years	30 Years	$420	Yes
Fire Hydrant	$6,000	25 Years	40 Years	$10,088	Yes
Fire Hydrant Painting	$50.00	3 Years	5 Years	$54	Yes
Fencing Chain Link 6 ft	$2,400	30 Years	40 Years	$4,459	Yes
Turnberry Court The Gallery					
Paving 1 1/2 inch AC Overlay	$9,425	20 Years	25 Years	$14,339	Yes
Slurry Seal	$1,885	4 Years	5 Years	$2,083	Yes
PCC Rolled Curbs with Gutters	$3,150	25 Years	30 Years	$5,296	Yes
PCC Curbs	$980	25 Years	30 Years	$1,648	Yes
PCC Apron	$2,950	25 Years	30 Years	$4,960	Yes
Wentworth Circle The Gallery					
Paving 1 1/2 inch AC Overlay	$3,338	20 Years	25 Years	$5,078	Yes
Slurry Seal	$67.50	4 Years	5 Years	$75	Yes
PCC Rolled Curbs with Gutters	$2,400	25 Years	30 Years	$4,035	Yes

Months Remaining in Calendar Year 2017: 12

Expected annual inflation: 2.00%

Interest earned on reserve funds: 2.04%

Initial Reserve: $2,241,375

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Bayhill Drive Entry							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	9650 • ft	$12,063	15 Years 25 Years	25 Years	2032 2057	$16,607 $27,369
Slurry Seal	$0.25 / • ft	9650 • ft	$2,413	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$2,666 $2,946 $3,256 $3,598 $3,976 $4,394
PCC Apron	$5.00 / • ft	1140 • ft	$5,700	15 Years 30 Years	30 Years	2032 2062	$7,848 $14,292
PCC Curbs	$7.00 / lf	400 lf	$2,800	20 Years 30 Years	30 Years	2037 2067	$4,260 $7,758
PCC Curbs with Gutters	$11.00 / lf	410 lf	$4,510	20 Years 30 Years	30 Years	2037 2067	$6,862 $12,496
PCC Sidewalks	$5.00 / • ft	2400 • ft	$12,000	20 Years 30 Years	30 Years	2037 2067	$18,257 $33,250
PCC Pavers	$7.00 / • ft	480 • ft	$3,360	20 Years 30 Years	30 Years	2037 2067	$5,112 $9,310
PCC Boarder Around Pavers	$5.00 / • ft	400 • ft	$2,000	15 Years 30 Years	30 Years	2032 2062	$2,754 $5,015
Gate Key Pad	$1,500 ea	1	$1,500	5 Years 10 Years	10 Years	2022 2032 2042 2052	$1,691 $2,065 $2,522 $3,080
Gate Metal	$1,500 ea	4	$6,000	20 Years 30 Years	30 Years	2037 2067	$9,129 $16,625
Gate Motor	$5,000 ea	4	$20,000	10 Years 15 Years	15 Years	2027 2042 2057	$24,917 $33,626 $45,379
Gate Loops	$500 ea	4	$2,000	10 Years 20 Years	20 Years	2027 2047	$2,492 $3,716
Gate Pedestrian	$500 ea	2	$1,000	20 Years 30 Years	30 Years	2037 2067	$1,521 $2,771
Gate Pedestrian Key Pad	$500 ea	2	$1,000	5 Years 10 Years	10 Years	2022 2032 2042	$1,127 $1,377 $1,681

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Gate	$500 ea	2	$1,000	10 Years	10 Years	2052	$2,053
Block Wall	$30.00 / • ft	650 • ft	$19,500	20 Years	40 Years	2037	$29,668
				40 Years		2077	$65,983
Back Flow Preventer	$750 ea	2	$1,500	10 Years	20 Years	2027	$1,869
				20 Years		2047	$2,787
Guard House Roof Metal	$0.00 / • ft	400 • ft	$0	40 Years	50 Years	2057	$0
Guard House Stain Exterior	$1,000 ea	1	$1,000	2 Years	5 Years	2019	$1,062
						2024	$1,173
						2029	$1,297
				5 Years		2034	$1,433
						2039	$1,583
						2044	$1,750
						2049	$1,934
Guard House Lighting Exterior	$75.00 ea	4	$300	10 Years	20 Years	2027	$374
				20 Years		2047	$557
Guard House Electric Panel	$1,500 ea	1	$1,500	19 Years	40 Years	2036	$2,237
				40 Years		2076	$4,975
Guard House Interior Remodel	$1,000 ea	1	$1,000	10 Years	20 Years	2027	$1,246
				20 Years		2047	$1,858
Guard House Security Systems	$2,500 ea	1	$2,500	5 Years	10 Years	2022	$2,818
						2032	$3,442
				10 Years		2042	$4,203
						2052	$5,133
Guard House Sprinkler Timing Station	$250 ea	1	$250	5 Years	10 Years	2022	$282
						2032	$344
				10 Years		2042	$420
						2052	$513
PCC Pavers at Pedistrian Gates	$7.00 / • ft	190 • ft	$1,330	20 Years	30 Years	2037	$2,024
				30 Years		2067	$3,685
Tubular Steel 6 ft Fencing	$30.00 / lf	110 lf	$3,300	20 Years	30 Years	2037	$5,021
				30 Years		2067	$9,144
Fence and Gates Painting	$2,000 ea	1	$2,000	5 Years	7 Years	2022	$2,255
						2029	$2,593
				7 Years		2036	$2,983
						2043	$3,430

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fence and	$2,000 ea	1	$2,000	7 Years	7 Years	2050	$3,946
Pillars Rock Repairs	$1,500 ea	4	$6,000	20 Years	30 Years	2037	$9,129
				30 Years		2067	$16,625
Fire Hydrant	$3,000 ea	1	$3,000	20 Years	40 Years	2037	$4,564
				40 Years		2077	$10,151
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years	5 Years	2020	$27
				5 Years		2025	$30
						2030	$33
						2035	$37
						2040	$40
						2045	$45
						2050	$49
Bayhill Circle							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	181940 • ft	$227,425	15 Years	25 Years	2032	$313,110
				25 Years		2057	$516,016
Paving Speed Control Bump	$250 ea	3	$750	15 Years	25 Years	2032	$1,033
				25 Years		2057	$1,702
Slurry Seal	$0.25 / • ft	181940 • ft	$45,485	4 Years	5 Years	2021	$50,265
				5 Years		2026	$55,546
						2031	$61,383
						2036	$67,833
						2041	$74,961
						2046	$82,838
PCC Rolled Curbs with Gutters	$15.00 / lf	7430 lf	$111,450	20 Years	30 Years	2037	$169,563
				30 Years		2067	$308,810
PCC Sidewalks	$5.00 / • ft	2940 • ft	$14,700	15 Years	30 Years	2032	$20,238
				30 Years		2062	$36,858
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	15 Years	30 Years	2032	$2,065
				30 Years		2062	$3,761
PCC Mail Box Pad Medium	$1,000 ea	1	$1,000	15 Years	30 Years	2032	$1,377
				30 Years		2062	$2,507
PCC Mail Box Pad Small	$250 ea	3	$750	15 Years	30 Years	2032	$1,033
				30 Years		2062	$1,881
Lighting Site	$500 ea	8	$4,000	20 Years	40 Years	2037	$6,086

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Lighting Site	$500 ea	8	$4,000	40 Years	40 Years	2077	$13,535
Fire Hydrant	$3,000 ea	5	$15,000	20 Years 40 Years	40 Years	2037 2077	$22,821 $50,756
Fire Hydrant Painting	$25.00 ea	5	$125	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$135 $150 $165 $183 $202 $223 $247
Augusta Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	34910 • ft	$43,638	15 Years 25 Years	25 Years	2032 2057	$60,078 $99,011
Slurry Seal	$0.25 / • ft	34910 • ft	$8,728	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$9,645 $10,658 $11,778 $13,016 $14,383 $15,895
PCC Rolled Curbs with Gutters	$15.00 / lf	1890 lf	$28,350	20 Years 30 Years	30 Years	2037 2067	$43,133 $78,553
PCC Curbs	$7.00 / lf	190 lf	$1,330	20 Years 30 Years	30 Years	2037 2067	$2,024 $3,685
PCC Mail Box Pad Small	$250 ea	1	$250	15 Years 30 Years	30 Years	2032 2062	$344 $627
Sprinkler Timing Station	$250 ea	1	$250	5 Years 10 Years	10 Years	2022 2032 2042 2052	$282 $344 $420 $513
Back Flow Preventer	$250 ea	1	$250	10 Years 20 Years	20 Years	2027 2047	$311 $464
Lighting Site Overhead Rewiring	$500 ea	5	$2,500	20 Years 40 Years	40 Years	2037 2077	$3,804 $8,459
Fire Hydrant	$3,000 ea	2	$6,000	20 Years	40 Years	2037	$9,129

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant	$3,000 ea	2	$6,000	40 Years	40 Years	2077	$20,302
Fire Hydrant Painting	$25.00 ea	2	$50	3 Years	5 Years	2020	$54
				5 Years		2025	$60
						2030	$66
						2035	$73
						2040	$81
						2045	$89
						2050	$99
Glen Eagles Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	24720 • ft	$30,900	15 Years	25 Years	2032	$42,542
				25 Years		2057	$70,111
Slurry Seal	$0.25 / • ft	24720 • ft	$6,180	4 Years	5 Years	2021	$6,829
				5 Years		2026	$7,547
						2031	$8,340
						2036	$9,216
						2041	$10,185
						2046	$11,255
PCC Rolled Curbs with Gutters	$15.00 / lf	1190 lf	$17,850	20 Years	30 Years	2037	$27,158
				30 Years		2067	$49,460
PCC Curbs	$7.00 / lf	250 lf	$1,750	20 Years	30 Years	2037	$2,663
				30 Years		2067	$4,849
PCC Valley Gutters	$5.00 / • ft	280 • ft	$1,400	20 Years	30 Years	2037	$2,130
				30 Years		2067	$3,879
PCC Valley Gutters at Zero Life	$5.00 / • ft	30 • ft	$150	0 Years	30 Years	2017	$153
				30 Years		2047	$279
Sprinkler Timing Station	$250 ea	1	$250	5 Years	10 Years	2022	$282
				10 Years		2032	$344
						2042	$420
						2052	$513
Back Flow Preventer	$250 ea	1	$250	10 Years	20 Years	2027	$311
				20 Years		2047	$464
Lighting Site Overhead Rewiring	$500 ea	1	$500	20 Years	40 Years	2037	$761
				40 Years		2077	$1,692
Fire Hydrant	$3,000 ea	1	$3,000	20 Years	40 Years	2037	$4,564

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant	$3,000 ea	1	$3,000	40 Years	40 Years	2077	$10,151
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years	5 Years	2020	$27
				5 Years		2025	$30
						2030	$33
						2035	$37
						2040	$40
						2045	$45
						2050	$49
Pebble Beach Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	24500 • ft	$30,625	15 Years	25 Years	2032	$42,163
				25 Years		2057	$69,487
Slurry Seal	$0.25 / • ft	24500 • ft	$6,125	4 Years	5 Years	2021	$6,769
				5 Years		2026	$7,480
						2031	$8,266
						2036	$9,134
						2041	$10,094
						2046	$11,155
PCC Rolled Curbs with Gutters	$15.00 / lf	1320 lf	$19,800	20 Years	30 Years	2037	$30,124
				30 Years		2067	$54,863
PCC Curbs	$7.00 / lf	200 lf	$1,400	20 Years	30 Years	2037	$2,130
				30 Years		2067	$3,879
PCC Valley Gutters	$5.00 / • ft	190 • ft	$950	10 Years	30 Years	2027	$1,184
				30 Years		2057	$2,156
Back Flow Preventer	$250 ea	1	$250	10 Years	20 Years	2027	$311
				20 Years		2047	$464
Lighting Site Overhead Rewiring	$500 ea	1	$500	20 Years	40 Years	2037	$761
				40 Years		2077	$1,692
Fire Hydrant	$3,000 ea	2	$6,000	20 Years	40 Years	2037	$9,129
				40 Years		2077	$20,302
Fire Hydrant Painting	$25.00 ea	2	$50	3 Years	5 Years	2020	$54
				5 Years		2025	$60
						2030	$66
						2035	$73
						2040	$81

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	$25.00 ea	2	$50	5 Years	5 Years	2045 2050	$89 $99
Doral Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6930 • ft	$8,663	15 Years 25 Years	25 Years	2032 2057	$11,926 $19,655
Slurry Seal	$0.25 / • ft	6930 • ft	$1,733	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$1,915 $2,116 $2,338 $2,584 $2,855 $3,155
PCC Rolled Curbs with Gutters	$15.00 / lf	320 lf	$4,800	20 Years 30 Years	30 Years	2037 2067	$7,303 $13,300
PCC Curbs	$7.00 / lf	200 lf	$1,400	20 Years 30 Years	30 Years	2037 2067	$2,130 $3,879
PCC Valley Gutters	$5.00 / • ft	180 • ft	$900	20 Years 30 Years	30 Years	2037 2067	$1,369 $2,494
Riviera Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	2850 • ft	$3,563	15 Years 25 Years	25 Years	2032 2057	$4,905 $8,083
Slurry Seal	$0.25 / • ft	2850 • ft	$713	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$787 $870 $962 $1,063 $1,174 $1,298
PCC Rolled Curbs with Gutters	$15.00 / lf	150 lf	$2,250	20 Years 30 Years	30 Years	2037 2067	$3,423 $6,234
Cypress Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7080 • ft	$8,850	15 Years 25 Years	25 Years	2032 2057	$12,184 $20,080
Slurry Seal	$0.25 / • ft	7080 • ft	$1,770	4 Years 5 Years	5 Years	2021 2026	$1,956 $2,162

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	7080 • ft	$1,770	5 Years	5 Years	2031 2036 2041 2046	$2,389 $2,640 $2,917 $3,224
PCC Rolled Curbs with Gutters	$15.00 / lf	280 lf	$4,200	20 Years 30 Years	30 Years	2037 2067	$6,390 $11,638
Spyglass Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4200 • ft	$5,250	15 Years 25 Years	25 Years	2032 2057	$7,228 $11,912
Slurry Seal	$0.25 / • ft	4200 • ft	$1,050	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$1,160 $1,282 $1,417 $1,566 $1,730 $1,912
PCC Rolled Curbs with Gutters	$15.00 / lf	200 lf	$3,000	20 Years 30 Years	30 Years	2037 2067	$4,564 $8,313
PCC Curbs	$7.00 / lf	190 lf	$1,330	20 Years 30 Years	30 Years	2037 2067	$2,024 $3,685
Sprinkler Timing Station	$250 ea	1	$250	5 Years 10 Years	10 Years	2022 2032 2042 2052	$282 $344 $420 $513
Back Flow Preventer	$250 ea	1	$250	10 Years 20 Years	20 Years	2027 2047	$311 $464
Lighting Site Overhead Rewiring	$500 ea	1	$500	20 Years 40 Years	40 Years	2037 2077	$761 $1,692
Fire Hydrant	$3,000 ea	1	$3,000	20 Years 40 Years	40 Years	2037 2077	$4,564 $10,151
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040	$27 $30 $33 $37 $40

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	$25.00 ea	1	$25	5 Years	5 Years	2045	$45
						2050	$49
St Andrews Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	138920 • ft	$173,650	15 Years	25 Years	2032	$239,075
				25 Years		2057	$394,003
Paving Speed Control Bump	$250 ea	6	$1,500	15 Years	25 Years	2032	$2,065
				25 Years		2057	$3,403
Slurry Seal	$0.25 / • ft	138920 • ft	$34,730	4 Years	5 Years	2021	$38,379
				5 Years		2026	$42,412
						2031	$46,869
						2036	$51,794
						2041	$57,236
						2046	$63,251
PCC Rolled Curbs with Gutters	$15.00 / lf	8940 lf	$134,100	20 Years	30 Years	2037	$204,024
				30 Years		2067	$371,570
PCC Apron	$5.00 / • ft	520 • ft	$2,600	20 Years	30 Years	2037	$3,956
				30 Years		2067	$7,204
PCC Sidewalks	$5.00 / • ft	7420 • ft	$37,100	15 Years	30 Years	2032	$51,078
				30 Years		2062	$93,023
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	15 Years	30 Years	2032	$2,065
				30 Years		2062	$3,761
Fire Hydrant	$3,000 ea	9	$27,000	20 Years	40 Years	2037	$41,079
				40 Years		2077	$91,361
Fire Hydrant Painting	$25.00 ea	9	$225	3 Years	5 Years	2020	$244
				5 Years		2025	$269
						2030	$298
						2035	$329
						2040	$363
						2045	$402
						2050	$444
Kingsbarn Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	11630 • ft	$14,538	15 Years	25 Years	2032	$20,015
				25 Years		2057	$32,985
Slurry Seal	$0.25 / • ft	11630 • ft	$2,908	4 Years	5 Years	2021	$3,213

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	11630 • ft	$2,908	5 Years	5 Years	2026	$3,551
						2031	$3,924
						2036	$4,336
						2041	$4,792
						2046	$5,295
PCC Rolled Curbs with Gutters	$15.00 / lf	630 lf	$9,450	20 Years	30 Years	2037	$14,378
				30 Years		2067	$26,184
PCC Apron	$5.00 / • ft	600 • ft	$3,000	20 Years	30 Years	2037	$4,564
				30 Years		2067	$8,313
Carnoustie Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	26300 • ft	$32,875	15 Years	25 Years	2032	$45,261
				25 Years		2057	$74,592
Slurry Seal	$0.25 / • ft	26300 • ft	$6,575	4 Years	5 Years	2021	$7,266
				5 Years		2026	$8,029
						2031	$8,873
						2036	$9,805
						2041	$10,836
						2046	$11,974
PCC Rolled Curbs with Gutters	$15.00 / lf	1560 lf	$23,400	20 Years	30 Years	2037	$35,601
				30 Years		2067	$64,838
Fire Hydrant	$3,000 ea	1	$3,000	20 Years	40 Years	2037	$4,564
				40 Years		2077	$10,151
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years	5 Years	2020	$27
				5 Years		2025	$30
						2030	$33
						2035	$37
						2040	$40
						2045	$45
						2050	$49
Prestwick Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6280 • ft	$7,850	15 Years	25 Years	2032	$10,808
				25 Years		2057	$17,811
Slurry Seal	$0.25 / • ft	6280 • ft	$1,570	4 Years	5 Years	2021	$1,735

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	6280 • ft	$1,570	5 Years	5 Years	2026	$1,917
						2031	$2,119
						2036	$2,341
						2041	$2,587
						2046	$2,859
PCC Rolled Curbs with Gutters	$15.00 / lf	250 lf	$3,750	20 Years	30 Years	2037	$5,705
				30 Years		2067	$10,391
PCC Apron	$5.00 / • ft	720 • ft	$3,600	25 Years	30 Years	2042	$6,053
				30 Years		2072	$11,023
Murfield Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7770 • ft	$9,713	15 Years	25 Years	2032	$13,372
				25 Years		2057	$22,037
Slurry Seal	$0.25 / • ft	7770 • ft	$1,943	4 Years	5 Years	2021	$2,147
				5 Years		2026	$2,372
						2031	$2,621
						2036	$2,897
						2041	$3,201
						2046	$3,538
PCC Rolled Curbs with Gutters	$15.00 / lf	500 lf	$7,500	20 Years	30 Years	2037	$11,411
				30 Years		2067	$20,781
PCC Apron	$5.00 / • ft	530 • ft	$2,650	25 Years	30 Years	2042	$4,455
				30 Years		2072	$8,114
Canterbury Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	12320 • ft	$15,400	15 Years	25 Years	2032	$21,202
				25 Years		2057	$34,942
Slurry Seal	$0.25 / • ft	12320 • ft	$3,080	4 Years	5 Years	2021	$3,404
				5 Years		2026	$3,761
						2031	$4,157
						2036	$4,593
						2041	$5,076
						2046	$5,609
PCC Rolled Curbs with Gutters	$15.00 / lf	870 lf	$13,050	20 Years	30 Years	2037	$19,855
				30 Years		2067	$36,159

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant	$3,000 ea	1	$3,000	20 Years 40 Years	40 Years	2037 2077	$4,564 $10,151
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$27 $30 $33 $37 $40 $45 $49
Cypress Point							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	41890 • ft	$52,363	15 Years 25 Years	25 Years	2032 2057	$72,091 $118,808
Paving Speed Control Bump	$250 ea	1	$250	15 Years 25 Years	25 Years	2032 2057	$344 $567
Slurry Seal	$0.25 / • ft	41890 • ft	$10,473	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$11,573 $12,789 $14,133 $15,618 $17,259 $19,073
PCC Rolled Curbs with Gutters	$15.00 / lf	7400 lf	$111,000	20 Years 30 Years	30 Years	2037 2067	$168,879 $307,563
PCC Curbs	$7.00 / lf	580 lf	$4,060	20 Years 30 Years	30 Years	2037 2067	$6,177 $11,250
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	15 Years 30 Years	30 Years	2032 2062	$2,065 $3,761
Fire Hydrant	$3,000 ea	4	$12,000	20 Years 40 Years	40 Years	2037 2077	$18,257 $40,605
Fire Hydrant Painting	$25.00 ea	9	$225	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$244 $269 $298 $329 $363 $402 $444

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Inverness Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	13040 • ft	$16,300	15 Years 25 Years	25 Years	2032 2057	$22,441 $36,984
Slurry Seal	$0.25 / • ft	13040 • ft	$3,260	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$3,603 $3,981 $4,399 $4,862 $5,373 $5,937
PCC Rolled Curbs with Gutters	$15.00 / lf	890 lf	$13,350	20 Years 30 Years	30 Years	2037 2067	$20,311 $36,991
Fire Hydrant	$3,000 ea	1	$3,000	20 Years 40 Years	40 Years	2037 2077	$4,564 $10,151
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$27 $30 $33 $37 $40 $45 $49
Poppy Hill Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5850 • ft	$7,313	15 Years 25 Years	25 Years	2032 2057	$10,068 $16,592
Slurry Seal	$0.25 / • ft	5850 • ft	$1,463	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$1,616 $1,786 $1,974 $2,181 $2,410 $2,664
PCC Rolled Curbs with Gutters	$15.00 / lf	320 lf	$4,800	20 Years 30 Years	30 Years	2037 2067	$7,303 $13,300
Lakeview Drive							
Paving 1 1/2	$1.25 / • ft	77920 • ft	$97,400	15 Years	25 Years	2032	$134,097

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving 1 1/2	$1.25 / • ft	77920 • ft	$97,400	25 Years	25 Years	2057	$220,996
Paving Speed Control Bump	$250 ea	3	$750	15 Years	25 Years	2032	$1,033
				25 Years		2057	$1,702
Slurry Seal	$0.25 / • ft	77920 • ft	$19,480	4 Years	5 Years	2021	$21,527
				5 Years		2026	$23,789
						2031	$26,289
						2036	$29,051
						2041	$32,104
						2046	$35,477
PCC Rolled Curbs with Gutters	$15.00 / lf	1930 lf	$28,950	20 Years	30 Years	2037	$44,045
				30 Years		2067	$80,216
PCC Curbs Gutters	$11.00 / lf	2070 lf	$22,770	20 Years	30 Years	2037	$34,643
				30 Years		2067	$63,092
PCC Curbs	$7.00 / lf	390 lf	$2,730	20 Years	30 Years	2037	$4,154
				30 Years		2067	$7,564
PCC Apron	$5.00 / • ft	600 • ft	$3,000	20 Years	30 Years	2037	$4,564
				30 Years		2067	$8,313
PCC Sidewalks	$5.00 / • ft	1720 • ft	$8,600	20 Years	30 Years	2037	$13,084
				30 Years		2067	$23,829
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	20 Years	30 Years	2037	$2,282
				30 Years		2067	$4,156
PCC Mail Box Pad Small	$250 ea	1	$250	20 Years	30 Years	2037	$380
				30 Years		2067	$693
Tubular Steel 4 ft Fencing	$25.00 / lf	120 lf	$3,000	10 Years	20 Years	2027	$3,738
				20 Years		2047	$5,574
Fire Hydrant	$3,000 ea	5	$15,000	20 Years	40 Years	2037	$22,821
				40 Years		2077	$50,756
Fire Hydrant Painting	$25.00 ea	5	$125	3 Years	5 Years	2020	$135
				5 Years		2025	$150
						2030	$165
						2035	$183
						2040	$202
						2045	$223
						2050	$247

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Moore Avenue							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	10400 • ft	$13,000	15 Years 25 Years	25 Years	2032 2057	$17,898 $29,496
Slurry Seal	$0.25 / • ft	10400 • ft	$2,600	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$2,873 $3,175 $3,509 $3,877 $4,285 $4,735
PCC Rolled Curbs with Gutters	$15.00 / lf	630 lf	$9,450	20 Years 30 Years	30 Years	2037 2067	$14,378 $26,184
PCC Apron	$5.00 / • ft	600 • ft	$3,000	25 Years 30 Years	30 Years	2042 2072	$5,044 $9,186
Palmer Drive Entry							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6540 • ft	$8,175	15 Years 25 Years	25 Years	2032 2057	$11,255 $18,549
Slurry Seal	$0.25 / • ft	6540 • ft	$1,635	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$1,807 $1,997 $2,206 $2,438 $2,695 $2,978
PCC Rolled Curbs with Gutters	$15.00 / lf	400 lf	$6,000	25 Years 30 Years	30 Years	2042 2072	$10,088 $18,372
PCC Curbs	$7.00 / lf	400 lf	$2,800	25 Years 30 Years	30 Years	2042 2072	$4,708 $8,574
PCC Sidewalks	$5.00 / • ft	560 • ft	$2,800	25 Years 30 Years	30 Years	2042 2072	$4,708 $8,574
PCC Apron	$5.00 / • ft	1090 • ft	$5,450	15 Years 30 Years	30 Years	2032 2062	$7,503 $13,665
Gate Key Pad	$1,500 ea	1	$1,500	5 Years 10 Years	10 Years	2022 2032 2042	$1,691 $2,065 $2,522

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Gate Key Pad	$1,500 ea	1	$1,500	10 Years	10 Years	2052	$3,080
Gate Metal	$2,000 ea	4	$8,000	15 Years	20 Years	2032	$11,014
				20 Years		2052	$16,426
Pillars Rock Repairs	$1,500 ea	9	$13,500	20 Years	30 Years	2037	$20,539
				30 Years		2067	$37,406
Tubular Steel 6 ft Fencing	$30.00 / lf	280 lf	$8,400	15 Years	20 Years	2032	$11,565
				20 Years		2052	$17,247
Fence and Gates Painting	$2,000 ea	1	$2,000	0 Years	7 Years	2017	$2,040
						2024	$2,347
						2031	$2,699
				7 Years		2038	$3,104
						2045	$3,570
						2052	$4,106
Gate Motor	$5,000 ea	4	$20,000	10 Years	15 Years	2027	$24,917
				15 Years		2042	$33,626
						2057	$45,379
Gate Loops	$500 ea	4	$2,000	10 Years	20 Years	2027	$2,492
				20 Years		2047	$3,716
Lighting at Gate Spot	$100 ea	1	$100	10 Years	20 Years	2027	$125
				20 Years		2047	$186
Lighting at Gate Overhead at Gate	$50.00 ea	2	$100	10 Years	20 Years	2027	$125
				20 Years		2047	$186
Block Wall	$30.00 / • ft	310 • ft	$9,300	25 Years	30 Years	2042	$15,636
				30 Years		2072	$28,477
Immediate Repairs of Block Wall	$500 ea	1	$500	0 Years	1 Year	2017	$510
Water Feature Repairs	$3,000 ea	1	$3,000	0 Years	10 Years	2017	$3,061
						2027	$3,738
				10 Years		2037	$4,564
						2047	$5,574
PCC Landscaping Boarder	$3.00 / lf	170 lf	$510	20 Years	30 Years	2037	$776
				30 Years		2067	$1,413
Back Flow Preventer	$250 ea	1	$250	10 Years	20 Years	2027	$311
				20 Years		2047	$464

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Guard House Roof Tile	$0.00 / • ft	400 • ft	$0	32 Years	40 Years	2049	$0
Guard House Paint Exterior	$1,000 ea	1	$1,000	0 Years	5 Years	2017	$1,020
						2022	$1,127
						2027	$1,246
				5 Years		2032	$1,377
						2037	$1,521
						2042	$1,681
						2047	$1,858
Guard House Lighting Exterior	$75.00 ea	4	$300	10 Years	20 Years	2027	$374
				20 Years		2047	$557
Guard House PCC Pad	$5.00 / • ft	210 • ft	$1,050	20 Years	30 Years	2037	$1,598
				30 Years		2067	$2,909
Guard House Electric Panel	$1,500 ea	1	$1,500	25 Years	40 Years	2042	$2,522
				40 Years		2082	$5,609
Guard House Interior Remodel	$1,000 ea	1	$1,000	10 Years	20 Years	2027	$1,246
				20 Years		2047	$1,858
Guard House Security Systems	$2,500 ea	1	$2,500	5 Years	10 Years	2022	$2,818
						2032	$3,442
				10 Years		2042	$4,203
						2052	$5,133
Guard House Sprinkler Timing Station	$250 ea	1	$250	5 Years	10 Years	2022	$282
						2032	$344
				10 Years		2042	$420
						2052	$513
Palmer Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	113680 • ft	$142,100	15 Years	25 Years	2032	$195,638
				25 Years		2057	$322,418
Slurry Seal	$0.25 / • ft	113680 • ft	$28,420	4 Years	5 Years	2021	$31,406
						2026	$34,706
						2031	$38,353
				5 Years		2036	$42,384
						2041	$46,837
						2046	$51,759
PCC Rolled	$15.00 / lf	3820 lf	$57,300	25 Years	30 Years	2042	$96,338

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled	$15.00 / lf	3820 lf	$57,300	30 Years	30 Years	2072	$175,452
PCC Curbs	$7.00 / lf	3100 lf	$21,700	25 Years	30 Years	2042	$36,484
				30 Years		2072	$66,445
PCC Valley Gutter	$5.00 / • ft	200 • ft	$1,000	20 Years	30 Years	2037	$1,521
				30 Years		2067	$2,771
PCC Landscaping Boarder	$3.00 / lf	60 lf	$180	20 Years	30 Years	2037	$274
				30 Years		2067	$499
Electric Panel	$1,500 ea	1	$1,500	25 Years	40 Years	2042	$2,522
				40 Years		2082	$5,609
Sprinkler Timing Station	$250 ea	3	$750	5 Years	10 Years	2022	$846
						2032	$1,033
				10 Years		2042	$1,261
						2052	$1,540
Back Flow Preventer	$250 ea	3	$750	10 Years	20 Years	2027	$934
				20 Years		2047	$1,393
La Costa Avenue							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	121760 • ft	$152,200	20 Years	25 Years	2037	$231,562
				25 Years		2062	$381,622
Paving Speed Control Bump	$250 ea	2	$500	20 Years	25 Years	2037	$761
				25 Years		2062	$1,254
Slurry Seal	$0.25 / • ft	121760 • ft	$30,440	4 Years	5 Years	2021	$33,639
						2026	$37,173
						2031	$41,079
				5 Years		2036	$45,396
						2041	$50,166
						2046	$55,438
PCC Rolled Curbs with Gutters	$15.00 / lf	6990 lf	$104,850	25 Years	30 Years	2042	$176,284
				30 Years		2072	$321,051
PCC Curbs with Gutters	$11.00 / lf	160 lf	$1,760	25 Years	30 Years	2042	$2,959
				30 Years		2072	$5,389
PCC Curbs	$7.00 / lf	170 lf	$1,190	25 Years	30 Years	2042	$2,001
				30 Years		2072	$3,644
PCC Valley Gutters	$5.00 / • ft	400 • ft	$2,000	25 Years	30 Years	2042	$3,363
				30 Years		2072	$6,124

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Mail Box Pad Large	$1,500 ea	4	$6,000	25 Years 30 Years	30 Years	2042 2072	$10,088 $18,372
Lighting Site Overhead Rewiring	$500 ea	2	$1,000	25 Years 40 Years	40 Years	2042 2082	$1,681 $3,739
Back Flow Preventer	$250 ea	2	$500	10 Years 20 Years	20 Years	2027 2047	$623 $929
Fire Hydrant	$3,000 ea	5	$15,000	25 Years 40 Years	40 Years	2042 2082	$25,219 $56,090
Fire Hydrant Painting	$25.00 ea	5	$125	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$135 $150 $165 $183 $202 $223 $247
La Costa Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	8930 • ft	$11,163	20 Years 25 Years	25 Years	2037 2062	$16,983 $27,989
Slurry Seal	$0.25 / • ft	8930 • ft	$2,233	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$2,467 $2,726 $3,013 $3,329 $3,679 $4,066
PCC Rolled Curbs with Gutters	$15.00 / lf	490 lf	$7,350	25 Years 30 Years	30 Years	2042 2072	$12,358 $22,506
PCC Curbs	$7.00 / lf	180 lf	$1,260	25 Years 30 Years	30 Years	2042 2072	$2,118 $3,858
PCC Apron	$5.00 / • ft	640 • ft	$3,200	25 Years 30 Years	30 Years	2042 2072	$5,380 $9,798
PCC Valley Gutters	$5.00 / • ft	440 • ft	$2,200	25 Years 30 Years	30 Years	2042 2072	$3,699 $6,736

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
La Costa Circle							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	52750 • ft	$65,938	20 Years 25 Years	25 Years	2037 2062	$100,319 $165,330
Slurry Seal	$0.25 / • ft	52750 • ft	$13,188	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$14,573 $16,105 $17,797 $19,667 $21,733 $24,017
PCC Rolled Curbs with Gutters	$15.00 / lf	3640 lf	$54,600	25 Years 30 Years	30 Years	2042 2072	$91,799 $167,185
PCC Curbs with Gutters	$11.00 / lf	100 lf	$1,100	25 Years 30 Years	30 Years	2042 2072	$1,849 $3,368
PCC Curbs	$7.00 / lf	150 lf	$1,050	25 Years 30 Years	30 Years	2042 2072	$1,765 $3,215
Fire Hydrant	$3,000 ea	2	$6,000	25 Years 40 Years	40 Years	2042 2082	$10,088 $22,436
Fire Hydrant Painting	$25.00 ea	2	$50	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$54 $60 $66 $73 $81 $89 $99
Access Road Paving 1 1/2 inch Overlay	$1.25 / • ft	5060 • ft	$6,325	20 Years 25 Years	25 Years	2037 2062	$9,623 $15,859
Access Road Slurry Seal	$0.25 / • ft	5060 • ft	$1,265	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$1,398 $1,545 $1,707 $1,887 $2,085 $2,304
Access Road Gate	$1,500 ea	2	$3,000	25 Years	30 Years	2042	$5,044

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Access Road Gate	$1,500 ea	2	$3,000	30 Years	30 Years	2072	$9,186
Sawgrass Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4810 • ft	$6,013	20 Years	25 Years	2037	$9,148
				25 Years		2062	$15,076
Slurry Seal	$0.25 / • ft	4810 • ft	$1,203	4 Years	5 Years	2021	$1,329
						2026	$1,468
						2031	$1,623
				5 Years		2036	$1,793
						2041	$1,982
						2046	$2,190
PCC Rolled Curbs with Gutters	$15.00 / lf	230 lf	$3,450	25 Years	30 Years	2042	$5,800
				30 Years		2072	$10,564
PCC Curbs	$7.00 / lf	70 lf	$490	25 Years	30 Years	2042	$824
				30 Years		2072	$1,500
PCC Valley Gutters	$5.00 / • ft	80 • ft	$400	25 Years	30 Years	2042	$673
				30 Years		2072	$1,225
Sprinkler Timing Station	$250 ea	1	$250	5 Years	10 Years	2022	$282
						2032	$344
				10 Years		2042	$420
						2052	$513
Back Flow Preventer	$250 ea	2	$500	10 Years	20 Years	2027	$623
				20 Years		2047	$929
Sawgrass Lane							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	73440 • ft	$91,800	20 Years	25 Years	2037	$139,667
				25 Years		2062	$230,177
Paving Speed Control Bump	$250 ea	2	$500	20 Years	25 Years	2037	$761
				25 Years		2062	$1,254
Slurry Seal	$0.25 / • ft	73440 • ft	$18,360	4 Years	5 Years	2021	$20,289
						2026	$22,421
						2031	$24,777
				5 Years		2036	$27,381
						2041	$30,258
						2046	$33,437

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled Curbs with Gutters	$15.00 / lf	2180 lf	$32,700	25 Years	30 Years	2042	$54,979
				30 Years		2072	$100,127
PCC Curbs	$7.00 / lf	1340 lf	$9,380	25 Years	30 Years	2042	$15,771
				30 Years		2072	$28,722
PCC Apron	$5.00 / • ft	120 • ft	$600	25 Years	30 Years	2042	$1,009
				30 Years		2072	$1,837
PCC Valley Gutters	$5.00 / • ft	670 • ft	$3,350	25 Years	30 Years	2042	$5,632
				30 Years		2072	$10,258
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	25 Years	30 Years	2042	$2,522
				30 Years		2072	$4,593
Lighting Site Overhead Rewiring	$500 ea	2	$1,000	25 Years	40 Years	2042	$1,681
				40 Years		2082	$3,739
Sprinkler Timing Station	$250 ea	1	$250	5 Years	10 Years	2022	$282
						2032	$344
				10 Years		2042	$420
						2052	$513
Back Flow Preventer	$250 ea	1	$250	10 Years	20 Years	2027	$311
				20 Years		2047	$464
Fire Hydrant	$3,000 ea	3	$9,000	25 Years	40 Years	2042	$15,132
				40 Years		2082	$33,654
Fire Hydrant Painting	$25.00 ea	3	$75	3 Years	5 Years	2020	$81
						2025	$90
						2030	$99
				5 Years		2035	$110
						2040	$121
						2045	$134
						2050	$148
Royal Troon Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	83160 • ft	$103,950	20 Years	25 Years	2037	$158,153
				25 Years		2062	$260,641
Paving Speed Control Bump	$250 ea	5	$1,250	20 Years	25 Years	2037	$1,902
				25 Years		2062	$3,134
Slurry Seal	$0.25 / • ft	83160 • ft	$20,790	4 Years	5 Years	2021	$22,975
				5 Years		2026	$25,389

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	83160 • ft	$20,790	5 Years	5 Years	2031	$28,057
						2036	$31,005
						2041	$34,263
						2046	$37,863
PCC Rolled Curbs with Gutters	$15.00 / lf	5940 lf	$89,100	25 Years	30 Years	2042	$149,804
				30 Years		2072	$272,824
PCC Mail Box Pad Large	$1,500 ea	2	$3,000	25 Years	30 Years	2042	$5,044
				30 Years		2072	$9,186
Fire Hydrant	$3,000 ea	5	$15,000	25 Years	40 Years	2042	$25,219
				40 Years		2082	$56,090
Fire Hydrant Painting	$25.00 ea	5	$125	3 Years	5 Years	2020	$135
						2025	$150
						2030	$165
				5 Years		2035	$183
						2040	$202
						2045	$223
						2050	$247
Dornoch Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6290 • ft	$7,863	20 Years	25 Years	2037	$11,962
				25 Years		2062	$19,714
Slurry Seal	$0.25 / • ft	6290 • ft	$1,573	4 Years	5 Years	2021	$1,738
						2026	$1,920
						2031	$2,122
				5 Years		2036	$2,345
						2041	$2,592
						2046	$2,864
PCC Rolled Curbs with Gutters	$15.00 / lf	310 lf	$4,650	25 Years	30 Years	2042	$7,818
				30 Years		2072	$14,238
PCC Apron	$5.00 / • ft	500 • ft	$2,500	25 Years	30 Years	2042	$4,203
				30 Years		2072	$7,655
Birkdale Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6450 • ft	$8,063	20 Years	25 Years	2037	$12,267
				25 Years		2062	$20,216

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	6450 • ft	$1,613	4 Years	5 Years	2021	$1,782
						2026	$1,969
				5 Years		2031	$2,176
						2036	$2,405
						2041	$2,657
						2046	$2,937
PCC Rolled Curbs with Gutters	$15.00 / lf	320 lf	$4,800	25 Years	30 Years	2042	$8,070
				30 Years		2072	$14,698
PCC Apron	$5.00 / • ft	590 • ft	$2,950	25 Years	30 Years	2042	$4,960
				30 Years		2072	$9,033
La Quinta Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7410 • ft	$9,263	20 Years	25 Years	2037	$14,092
				25 Years		2062	$23,225
Slurry Seal	$0.25 / • ft	7410 • ft	$1,853	4 Years	5 Years	2021	$2,047
						2026	$2,262
				5 Years		2031	$2,500
						2036	$2,763
						2041	$3,053
						2046	$3,374
PCC Rolled Curbs with Gutters	$15.00 / lf	380 lf	$5,700	25 Years	30 Years	2042	$9,583
				30 Years		2072	$17,453
PCC Apron	$5.00 / • ft	590 • ft	$2,950	25 Years	30 Years	2042	$4,960
				30 Years		2072	$9,033
Champions Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	26290 • ft	$32,863	20 Years	25 Years	2037	$49,998
				25 Years		2062	$82,398
Slurry Seal	$0.25 / • ft	26290 • ft	$6,573	4 Years	5 Years	2021	$7,263
						2026	$8,026
				5 Years		2031	$8,870
						2036	$9,802
						2041	$10,832
						2046	$11,970
PCC Rolled	$15.00 / lf	1560 lf	$23,400	25 Years	30 Years	2042	$39,342

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled	$15.00 / lf	1560 lf	$23,400	30 Years	30 Years	2072	$71,651
Tubular Steel 4 ft Gate	$750 ea	2	$1,500	15 Years	20 Years	2032	$2,065
				20 Years		2052	$3,080
Fire Hydrant	$3,000 ea	2	$6,000	25 Years	40 Years	2042	$10,088
				40 Years		2082	$22,436
Fire Hydrant Painting	$25.00 ea	2	$50	3 Years	5 Years	2020	$54
						2025	$60
						2030	$66
				5 Years		2035	$73
						2040	$81
						2045	$89
						2050	$99
Torrey Pines							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	25440 • ft	$31,800	20 Years	25 Years	2037	$48,381
				25 Years		2062	$79,734
Slurry Seal	$0.25 / • ft	25440 • ft	$6,360	4 Years	5 Years	2021	$7,028
						2026	$7,767
						2031	$8,583
				5 Years		2036	$9,485
						2041	$10,482
						2046	$11,583
PCC Rolled Curbs with Gutters	$15.00 / lf	1590 lf	$23,850	25 Years	30 Years	2042	$40,099
				30 Years		2072	$73,029
PCC Apron	$5.00 / • ft	490 • ft	$2,450	25 Years	30 Years	2042	$4,119
				30 Years		2072	$7,502
Fire Hydrant	$3,000 ea	1	$3,000	25 Years	40 Years	2042	$5,044
				40 Years		2082	$11,218
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years	5 Years	2020	$27
						2025	$30
						2030	$33
				5 Years		2035	$37
						2040	$40
						2045	$45
						2050	$49

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Stonehaven Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	89170 • ft	$111,463	20 Years 25 Years	25 Years	2037 2062	$169,582 $279,478
Slurry Seal	$0.25 / • ft	89170 • ft	$22,293	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$24,635 $27,224 $30,084 $33,245 $36,739 $40,599
PCC Rolled Curbs with Gutters	$15.00 / lf	5170 lf	$77,550	25 Years 30 Years	30 Years	2042 2072	$130,385 $237,458
PCC Curbs	$7.00 / lf	300 lf	$2,100	25 Years 30 Years	30 Years	2042 2072	$3,531 $6,430
PCC Mail Box Pad Large	$1,500 ea	2	$3,000	25 Years 30 Years	30 Years	2042 2072	$5,044 $9,186
Back Flow Preventer	$250 ea	2	$500	10 Years 20 Years	20 Years	2027 2047	$623 $929
Fire Hydrant	$3,000 ea	4	$12,000	25 Years 40 Years	40 Years	2042 2082	$20,176 $44,872
Fire Hydrant Painting	$25.00 ea	4	$100	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$108 $120 $132 $146 $162 $179 $197
Grayhawk Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	79540 • ft	$99,425	20 Years 25 Years	25 Years	2037 2062	$151,268 $249,295
Slurry Seal	$0.25 / • ft	79540 • ft	$19,885	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041	$21,974 $24,284 $26,835 $29,655 $32,771

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	79540 • ft	$19,885	5 Years	5 Years	2046	$36,215
PCC Rolled Curbs with Gutters	$15.00 / lf	4750 lf	$71,250	25 Years	30 Years	2042	$119,793
				30 Years		2072	$218,167
PCC Apron	$5.00 / • ft	500 • ft	$2,500	25 Years	30 Years	2042	$4,203
				30 Years		2072	$7,655
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	25 Years	30 Years	2042	$2,522
				30 Years		2072	$4,593
Tubular Steel 4 ft Fencing	$25.00 / lf	100 lf	$2,500	15 Years	20 Years	2032	$3,442
				20 Years		2052	$5,133
Fire Hydrant	$3,000 ea	4	$12,000	25 Years	40 Years	2042	$20,176
				40 Years		2082	$44,872
Fire Hydrant Painting	$25.00 ea	4	$100	3 Years	5 Years	2020	$108
						2025	$120
						2030	$132
				5 Years		2035	$146
						2040	$162
						2045	$179
						2050	$197
Grayhawk Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4620 • ft	$5,775	20 Years	25 Years	2037	$8,786
				25 Years		2062	$14,480
Slurry Seal	$0.25 / • ft	4620 • ft	$1,155	4 Years	5 Years	2021	$1,276
						2026	$1,410
						2031	$1,559
				5 Years		2036	$1,722
						2041	$1,903
						2046	$2,103
PCC Rolled Curbs with Gutters	$15.00 / lf	180 lf	$2,700	25 Years	30 Years	2042	$4,540
				30 Years		2072	$8,267
PCC Apron	$5.00 / • ft	800 • ft	$4,000	25 Years	30 Years	2042	$6,725
				30 Years		2072	$12,248
Lytham Court							
Paving 1 1/2	$1.25 / • ft	4620 • ft	$5,775	20 Years	25 Years	2037	$8,786

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving 1 1/2	$1.25 / • ft	4620 • ft	$5,775	25 Years	25 Years	2062	$14,480
Slurry Seal	$0.25 / • ft	4620 • ft	$1,155	4 Years	5 Years	2021	$1,276
				5 Years		2026	$1,410
						2031	$1,559
						2036	$1,722
						2041	$1,903
						2046	$2,103
PCC Rolled Curbs with Gutters	$15.00 / lf	180 lf	$2,700	25 Years	30 Years	2042	$4,540
				30 Years		2072	$8,267
PCC Apron	$5.00 / • ft	800 • ft	$4,000	25 Years	30 Years	2042	$6,725
				30 Years		2072	$12,248
St Georges Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	8230 • ft	$10,288	20 Years	25 Years	2037	$15,652
				25 Years		2062	$25,795
Slurry Seal	$0.25 / • ft	8230 • ft	$2,058	4 Years	5 Years	2021	$2,274
				5 Years		2026	$2,513
						2031	$2,777
						2036	$3,068
						2041	$3,391
						2046	$3,747
PCC Rolled Curbs with Gutters	$15.00 / lf	400 lf	$6,000	25 Years	30 Years	2042	$10,088
				30 Years		2072	$18,372
PCC Apron	$5.00 / • ft	520 • ft	$2,600	25 Years	30 Years	2042	$4,371
				30 Years		2072	$7,961
Lahinch Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	11730 • ft	$14,663	20 Years	25 Years	2037	$22,308
				25 Years		2062	$36,764
Slurry Seal	$0.25 / • ft	11730 • ft	$2,933	4 Years	5 Years	2021	$3,241
				5 Years		2026	$3,581
						2031	$3,957
						2036	$4,373
						2041	$4,833
						2046	$5,341

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled Curbs with Gutters	$15.00 / lf	650 lf	$9,750	25 Years	30 Years	2042	$16,393
				30 Years		2072	$29,854
Portrusa Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	15250 • ft	$19,063	20 Years	25 Years	2037	$29,002
				25 Years		2062	$47,797
Slurry Seal	$0.25 / • ft	15250 • ft	$3,813	4 Years	5 Years	2021	$4,213
				5 Years		2026	$4,656
						2031	$5,145
						2036	$5,686
						2041	$6,283
						2046	$6,943
PCC Rolled Curbs with Gutters	$15.00 / lf	870 lf	$13,050	25 Years	30 Years	2042	$21,941
				30 Years		2072	$39,959
Fire Hydrant	$3,000 ea	1	$3,000	25 Years	40 Years	2042	$5,044
				40 Years		2082	$11,218
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years	5 Years	2020	$27
				5 Years		2025	$30
						2030	$33
						2035	$37
						2040	$40
						2045	$45
						2050	$49
Turnberry Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	17880 • ft	$22,350	20 Years	25 Years	2037	$34,004
				25 Years		2062	$56,040
Slurry Seal	$0.25 / • ft	17880 • ft	$4,470	4 Years	5 Years	2021	$4,940
				5 Years		2026	$5,459
						2031	$6,032
						2036	$6,666
						2041	$7,367
						2046	$8,141
PCC Rolled Curbs with Gutters	$15.00 / lf	1040 lf	$15,600	25 Years	30 Years	2042	$26,228
				30 Years		2072	$47,767

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Ballybunion Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	36980 • ft	$46,225	20 Years 25 Years	25 Years	2037 2062	$70,328 $115,903
Slurry Seal	$0.25 / • ft	36980 • ft	$9,245	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$10,216 $11,290 $12,476 $13,787 $15,236 $16,837
PCC Rolled Curbs with Gutters	$15.00 / lf	2230 lf	$33,450	25 Years 30 Years	30 Years	2042 2072	$56,239 $102,424
Fire Hydrant	$3,000 ea	3	$9,000	25 Years 40 Years	40 Years	2042 2082	$15,132 $33,654
Fire Hydrant Painting	$25.00 ea	3	$75	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$81 $90 $99 $110 $121 $134 $148
Access Road Paving 1 1/2 inch Overlay	$1.25 / • ft	600 • ft	$750	20 Years 25 Years	25 Years	2037 2062	$1,141 $1,881
Access Road Slurry Seal	$0.25 / • ft	600 • ft	$150	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$166 $183 $202 $224 $247 $273
Gullane Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5810 • ft	$7,263	20 Years 25 Years	25 Years	2037 2062	$11,049 $18,210
Slurry Seal	$0.25 / • ft	5810 • ft	$1,453	4 Years 5 Years	5 Years	2021 2026	$1,605 $1,774

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	5810 • ft	$1,453	5 Years	5 Years	2031	$1,960
						2036	$2,166
						2041	$2,394
						2046	$2,645
PCC Rolled Curbs with Gutters	$15.00 / lf	280 lf	$4,200	25 Years	30 Years	2042	$7,061
				30 Years		2072	$12,860
Ballybunion Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5880 • ft	$7,350	20 Years	25 Years	2037	$11,183
				25 Years		2062	$18,429
Slurry Seal	$0.25 / • ft	5880 • ft	$1,470	4 Years	5 Years	2021	$1,624
						2026	$1,795
						2031	$1,984
				5 Years		2036	$2,192
						2041	$2,423
						2046	$2,677
PCC Rolled Curbs with Gutters	$15.00 / lf	290 lf	$4,350	25 Years	30 Years	2042	$7,314
				30 Years		2072	$13,320
Landscaping							
Landscaping Renovation	$10,000 ea	1	$10,000	0 Years	1 Year	2017	$10,202
						2018	$10,408
						2019	$10,618
						2020	$10,832
						2021	$11,051
						2022	$11,274
						2023	$11,501
				1 Years		2024	$11,734
						2025	$11,970
						2026	$12,212
						2027	$12,458
						2028	$12,710
						2029	$12,966
						2030	$13,228
						2031	$13,495

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Landscaping Renovation	$10,000 ea	1	$10,000	1 Years	1 Year	2032	$13,768
						2033	$14,046
						2034	$14,329
						2035	$14,618
						2036	$14,913
						2037	$15,214
						2038	$15,521
						2039	$15,835
						2040	$16,154
						2041	$16,480
						2042	$16,813
						2043	$17,152
						2044	$17,499
						2045	$17,852
						2046	$18,212
						2047	$18,580
Block Walls							
Block Wall Repairs	$5,000 ea	1	$5,000	10 Years	10 Years	2027	$6,229
						2037	$7,607
						2047	$9,290
Street Signs and Stop Signs							
Street Signs and Stop Signs Repairs	$2,500 ea	1	$2,500	5 Years	5 Years	2022	$2,818
						2027	$3,115
						2032	$3,442
						2037	$3,804
						2042	$4,203
						2047	$4,645
Crackfill							
Paving Crackfill	$10,000 ea	1	$10,000	1 Year	2 Years	2018	$10,408
						2020	$10,832
				2 Year		2022	$11,274
						2024	$11,734
						2026	$12,212
						2028	$12,710

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving Crackfill	$10,000 ea	1	$10,000	2 Year	2 Years	2030	$13,228
						2032	$13,768
						2034	$14,329
						2036	$14,913
						2038	$15,521
						2040	$16,154
						2042	$16,813
						2044	$17,499
						2046	$18,212
Riviera Court The Gallery							
Paving 1 1/2 inch Overlay	$1.25 / • ft	5920 • ft	$7,400	20 Years	25 Years	2037	$11,259
				25 Years		2062	$18,555
Slurry Seal	$0.25 / • ft	5920 • ft	$1,480	4 Years	5 Years	2021	$1,636
						2026	$1,807
						2031	$1,997
				5 Years		2036	$2,207
						2041	$2,439
						2046	$2,695
PCC Rolled Curbs with Gutters	$15.00 / • ft	320 • ft	$4,800	25 Years	30 Years	2042	$8,070
				30 Years		2072	$14,698
PCC Apron	$5.00 / • ft	420 • ft	$2,100	25 Years	30 Years	2042	$3,531
				30 Years		2072	$6,430
Fire Hydrant	$3,000 ea	1	$3,000	25 Years	40 Years	2042	$5,044
				40 Years		2082	$11,218
Fire Hydrant Painting	$25.00 ea	1	$25	3 Years	5 Years	2020	$27
						2025	$30
						2030	$33
				5 Years		2035	$37
						2040	$40
						2045	$45
						2050	$49
Cruden Bay Drive The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	44540 • ft	$55,675	20 Years	25 Years	2037	$84,706
				25 Years		2062	$139,598

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	44540 • ft	$11,135	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$12,305 $13,598 $15,027 $16,606 $18,351 $20,279
PCC Rolled Curbs with Gutters	$15.00 / lf	2440 lf	$36,600	25 Years 30 Years	30 Years	2042 2072	$61,536 $112,069
PCC Curbs	$7.00 / lf	190 lf	$1,330	25 Years 30 Years	30 Years	2042 2072	$2,236 $4,072
PCC Apron	$5.00 / • ft	740 • ft	$3,700	25 Years 30 Years	30 Years	2042 2072	$6,221 $11,329
PCC Swale	$5.00 / • ft	300 • ft	$1,500	25 Years 30 Years	30 Years	2042 2072	$2,522 $4,593
PCC Mail Box Pad Medium	$500 ea	1	$500	25 Years 30 Years	30 Years	2042 2072	$841 $1,531
PCC Mail Box Pad Small	$250 ea	1	$250	25 Years 30 Years	30 Years	2042 2072	$420 $765
Fire Hydrant	$3,000 ea	2	$6,000	25 Years 40 Years	40 Years	2042 2082	$10,088 $22,436
Fire Hydrant Painting	$25.00 ea	2	$50	3 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$54 $60 $66 $73 $81 $89 $99
Fencing Chain Link 6 ft	$20.00 / lf	120 lf	$2,400	30 Years	40 Years	2047	$4,459
Turnberry Court The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7540 • ft	$9,425	20 Years 25 Years	25 Years	2037 2062	$14,339 $23,632
Slurry Seal	$0.25 / • ft	7540 • ft	$1,885	4 Years 5 Years	5 Years	2021 2026 2031	$2,083 $2,302 $2,544

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Dayton Valley Community Association 2017 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	$0.25 / • ft	7540 • ft	$1,885	5 Years	5 Years	2036 2041 2046	$2,811 $3,107 $3,433
PCC Rolled Curbs with Gutters	$15.00 / lf	210 lf	$3,150	25 Years 30 Years	30 Years	2042 2072	$5,296 $9,645
PCC Curbs	$7.00 / lf	140 lf	$980	25 Years 30 Years	30 Years	2042 2072	$1,648 $3,001
PCC Apron	$5.00 / • ft	590 • ft	$2,950	25 Years 30 Years	30 Years	2042 2072	$4,960 $9,033
Wentworth Circle The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	2670 • ft	$3,338	20 Years 25 Years	25 Years	2037 2062	$5,078 $8,368
Slurry Seal	$0.25 / • ft	270 • ft	$68	4 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046	$75 $82 $91 $101 $111 $123
PCC Rolled Curbs with Gutters	$15.00 / lf	160 lf	$2,400	25 Years 30 Years	30 Years	2042 2072	$4,035 $7,349

Months Remaining in Calendar Year 2017: 12

Expected annual inflation: 2.00% Interest earned on reserve funds: 2.04% Initial Reserve: $2,241,375

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Present Cost Report

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Bayhill Drive Entry	Paving 1 1/2 inch AC Overlay	9650 • ft	$1.25 / • ft	$12,062.50	$7,237.50	$4,825.00
	Slurry Seal	9650 • ft	$0.25 / • ft	$2,412.50	$1,930.00	$482.50
	PCC Apron	1140 • ft	$5.00 / • ft	$5,700.00	$2,850.00	$2,850.00
	PCC Curbs	400 lf	$7.00 / lf	$2,800.00	$1,866.67	$933.33
	PCC Curbs with Gutters	410 lf	$11.00 / lf	$4,510.00	$3,006.67	$1,503.33
	PCC Sidewalks	2400 • ft	$5.00 / • ft	$12,000.00	$8,000.00	$4,000.00
	PCC Pavers	480 • ft	$7.00 / • ft	$3,360.00	$2,240.00	$1,120.00
	PCC Boarder Around Pavers	400 • ft	$5.00 / • ft	$2,000.00	$1,000.00	$1,000.00
	Gate Key Pad	1	$1,500.00 ea	$1,500.00	$750.00	$750.00
	Gate Metal	4	$1,500.00 ea	$6,000.00	$4,000.00	$2,000.00
	Gate Motor	4	$5,000.00 ea	$20,000.00	$13,333.33	$6,666.67
	Gate Loops	4	$500.00 ea	$2,000.00	$1,000.00	$1,000.00
	Gate Pedestrian	2	$500.00 ea	$1,000.00	$666.67	$333.33
	Gate Pedestrian Key Pad	2	$500.00 ea	$1,000.00	$500.00	$500.00
	Block Wall	650 • ft	$30.00 / • ft	$19,500.00	$9,750.00	$9,750.00
	Back Flow Preventer	2	$750.00 ea	$1,500.00	$750.00	$750.00
	Guard House Roof Metal	400 • ft	$0.00 / • ft	$0.04	$0.03	$0.01
	Guard House Stain Exterior	1	$1,000.00 ea	$1,000.00	$400.00	$600.00
	Guard House Lighting Exterior	4	$75.00 ea	$300.00	$150.00	$150.00
	Guard House Electric Panel	1	$1,500.00 ea	$1,500.00	$712.50	$787.50
	Guard House Interior Remodel	1	$1,000.00 ea	$1,000.00	$500.00	$500.00
	Guard House Security Systems	1	$2,500.00 ea	$2,500.00	$1,250.00	$1,250.00
	Guard House Sprinkler Timing Station	1	$250.00 ea	$250.00	$125.00	$125.00
	PCC Pavers at Pedistrian Gates	190 • ft	$7.00 / • ft	$1,330.00	$886.67	$443.33
	Tubular Steel 6 ft Fencing	110 lf	$30.00 / lf	$3,300.00	$2,200.00	$1,100.00
	Fence and Gates Painting	1	$2,000.00 ea	$2,000.00	$1,428.57	$571.43
	Pillars Rock Repairs	4	$1,500.00 ea	$6,000.00	$4,000.00	$2,000.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,500.00	$1,500.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Bayhill Drive Entry Sub Total =	$119,550.04	$72,048.60	$47,501.44
Bayhill Circle	Paving 1 1/2 inch AC Overlay	181940 • ft	$1.25 / • ft	$227,425.00	$136,455.00	$90,970.00
	Paving Speed Control Bump	3	$250.00 ea	$750.00	$450.00	$300.00
	Slurry Seal	181940 • ft	$0.25 / • ft	$45,485.00	$36,388.00	$9,097.00
	PCC Rolled Curbs with Gutters	7430 lf	$15.00 / lf	$111,450.00	$74,300.00	$37,150.00
	PCC Sidewalks	2940 • ft	$5.00 / • ft	$14,700.00	$7,350.00	$7,350.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$750.00	$750.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Bayhill Circle	PCC Mail Box Pad Medium	1	$1,000.00 ea	$1,000.00	$500.00	$500.00
	PCC Mail Box Pad Small	3	$250.00 ea	$750.00	$375.00	$375.00
	Lighting Site Overhead Rewiring	8	$500.00 ea	$4,000.00	$2,000.00	$2,000.00
	Fire Hydrant	5	$3,000.00 ea	$15,000.00	$7,500.00	$7,500.00
	Fire Hydrant Painting	5	$25.00 ea	$125.00	$75.00	$50.00
			Bayhill Circle Sub Total =	$422,185.00	$266,143.00	$156,042.00
Augusta Court	Paving 1 1/2 inch AC Overlay	34910 • ft	$1.25 / • ft	$43,637.50	$26,182.50	$17,455.00
	Slurry Seal	34910 • ft	$0.25 / • ft	$8,727.50	$6,982.00	$1,745.50
	PCC Rolled Curbs with Gutters	1890 lf	$15.00 / lf	$28,350.00	$18,900.00	$9,450.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$886.67	$443.33
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$125.00	$125.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$125.00	$125.00
	Back Flow Preventer	1	$250.00 ea	$250.00	$125.00	$125.00
	Lighting Site Overhead Rewiring	5	$500.00 ea	$2,500.00	$1,250.00	$1,250.00
	Fire Hydrant	2	$3,000.00 ea	$6,000.00	$3,000.00	$3,000.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$30.00	$20.00
			Augusta Court Sub Total =	$91,345.00	$57,606.17	$33,738.83
Glen Eagles Court	Paving 1 1/2 inch AC Overlay	24720 • ft	$1.25 / • ft	$30,900.00	$18,540.00	$12,360.00
	Slurry Seal	24720 • ft	$0.25 / • ft	$6,180.00	$4,944.00	$1,236.00
	PCC Rolled Curbs with Gutters	1190 lf	$15.00 / lf	$17,850.00	$11,900.00	$5,950.00
	PCC Curbs	250 lf	$7.00 / lf	$1,750.00	$1,166.67	$583.33
	PCC Valley Gutters	280 • ft	$5.00 / • ft	$1,400.00	$933.33	$466.67
	PCC Valley Gutters at Zero Life	30 • ft	$5.00 / • ft	$150.00	$0.00	$150.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$125.00	$125.00
	Back Flow Preventer	1	$250.00 ea	$250.00	$125.00	$125.00
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$250.00	$250.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,500.00	$1,500.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Glen Eagles Court Sub Total =	$62,255.00	$39,499.00	$22,756.00
Pebble Beach Court	Paving 1 1/2 inch AC Overlay	24500 • ft	$1.25 / • ft	$30,625.00	$18,375.00	$12,250.00
	Slurry Seal	24500 • ft	$0.25 / • ft	$6,125.00	$4,900.00	$1,225.00
	PCC Rolled Curbs with Gutters	1320 lf	$15.00 / lf	$19,800.00	$13,200.00	$6,600.00
	PCC Curbs	200 lf	$7.00 / lf	$1,400.00	$933.33	$466.67
	PCC Valley Gutters	190 • ft	$5.00 / • ft	$950.00	$316.67	$633.33

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Pebble Beach Court	Back Flow Preventer	1	$250.00 ea	$250.00	$125.00	$125.00
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$250.00	$250.00
	Fire Hydrant	2	$3,000.00 ea	$6,000.00	$3,000.00	$3,000.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$30.00	$20.00
			Pebble Beach Court Sub Total =	$65,700.00	$41,130.00	$24,570.00
Doral Court	Paving 1 1/2 inch AC Overlay	6930 • ft	$1.25 / • ft	$8,662.50	$5,197.50	$3,465.00
	Slurry Seal	6930 • ft	$0.25 / • ft	$1,732.50	$1,386.00	$346.50
	PCC Rolled Curbs with Gutters	320 lf	$15.00 / lf	$4,800.00	$3,200.00	$1,600.00
	PCC Curbs	200 lf	$7.00 / lf	$1,400.00	$933.33	$466.67
	PCC Valley Gutters	180 • ft	$5.00 / • ft	$900.00	$600.00	$300.00
			Doral Court Sub Total =	$17,495.00	$11,316.83	$6,178.17
Riviera Court	Paving 1 1/2 inch AC Overlay	2850 • ft	$1.25 / • ft	$3,562.50	$2,137.50	$1,425.00
	Slurry Seal	2850 • ft	$0.25 / • ft	$712.50	$570.00	$142.50
	PCC Rolled Curbs with Gutters	150 lf	$15.00 / lf	$2,250.00	$1,500.00	$750.00
			Riviera Court Sub Total =	$6,525.00	$4,207.50	$2,317.50
Cypress Court	Paving 1 1/2 inch AC Overlay	7080 • ft	$1.25 / • ft	$8,850.00	$5,310.00	$3,540.00
	Slurry Seal	7080 • ft	$0.25 / • ft	$1,770.00	$1,416.00	$354.00
	PCC Rolled Curbs with Gutters	280 lf	$15.00 / lf	$4,200.00	$2,800.00	$1,400.00
			Cypress Court Sub Total =	$14,820.00	$9,526.00	$5,294.00
Spyglass Court	Paving 1 1/2 inch AC Overlay	4200 • ft	$1.25 / • ft	$5,250.00	$3,150.00	$2,100.00
	Slurry Seal	4200 • ft	$0.25 / • ft	$1,050.00	$840.00	$210.00
	PCC Rolled Curbs with Gutters	200 lf	$15.00 / lf	$3,000.00	$2,000.00	$1,000.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$886.67	$443.33
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$125.00	$125.00
	Back Flow Preventer	1	$250.00 ea	$250.00	$125.00	$125.00
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$250.00	$250.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,500.00	$1,500.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Spyglass Court Sub Total =	$14,655.00	$8,891.67	$5,763.33
St Andrews Drive	Paving 1 1/2 inch AC Overlay	138920 • ft	$1.25 / • ft	$173,650.00	$104,190.00	$69,460.00
	Paving Speed Control Bump	6	$250.00 ea	$1,500.00	$900.00	$600.00
	Slurry Seal	138920 • ft	$0.25 / • ft	$34,730.00	$27,784.00	$6,946.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
St Andrews Drive	PCC Rolled Curbs with Gutters	8940 lf	$15.00 / lf	$134,100.00	$89,400.00	$44,700.00
	PCC Apron	520 • ft	$5.00 / • ft	$2,600.00	$1,733.33	$866.67
	PCC Sidewalks	7420 • ft	$5.00 / • ft	$37,100.00	$18,550.00	$18,550.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$750.00	$750.00
	Fire Hydrant	9	$3,000.00 ea	$27,000.00	$13,500.00	$13,500.00
	Fire Hydrant Painting	9	$25.00 ea	$225.00	$135.00	$90.00
			St Andrews Drive Sub Total =	$412,405.00	$256,942.33	$155,462.67
Kingsbarn Court	Paving 1 1/2 inch AC Overlay	11630 • ft	$1.25 / • ft	$14,537.50	$8,722.50	$5,815.00
	Slurry Seal	11630 • ft	$0.25 / • ft	$2,907.50	$2,326.00	$581.50
	PCC Rolled Curbs with Gutters	630 lf	$15.00 / lf	$9,450.00	$6,300.00	$3,150.00
	PCC Apron	600 • ft	$5.00 / • ft	$3,000.00	$2,000.00	$1,000.00
			Kingsbarn Court Sub Total =	$29,895.00	$19,348.50	$10,546.50
Carnoustie Court	Paving 1 1/2 inch AC Overlay	26300 • ft	$1.25 / • ft	$32,875.00	$19,725.00	$13,150.00
	Slurry Seal	26300 • ft	$0.25 / • ft	$6,575.00	$5,260.00	$1,315.00
	PCC Rolled Curbs with Gutters	1560 lf	$15.00 / lf	$23,400.00	$15,600.00	$7,800.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,500.00	$1,500.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Carnoustie Court Sub Total =	$65,875.00	$42,100.00	$23,775.00
Prestwick Court	Paving 1 1/2 inch AC Overlay	6280 • ft	$1.25 / • ft	$7,850.00	$4,710.00	$3,140.00
	Slurry Seal	6280 • ft	$0.25 / • ft	$1,570.00	$1,256.00	$314.00
	PCC Rolled Curbs with Gutters	250 lf	$15.00 / lf	$3,750.00	$2,500.00	$1,250.00
	PCC Apron	720 • ft	$5.00 / • ft	$3,600.00	$3,000.00	$600.00
			Prestwick Court Sub Total =	$16,770.00	$11,466.00	$5,304.00
Murfield Court	Paving 1 1/2 inch AC Overlay	7770 • ft	$1.25 / • ft	$9,712.50	$5,827.50	$3,885.00
	Slurry Seal	7770 • ft	$0.25 / • ft	$1,942.50	$1,554.00	$388.50
	PCC Rolled Curbs with Gutters	500 lf	$15.00 / lf	$7,500.00	$5,000.00	$2,500.00
	PCC Apron	530 • ft	$5.00 / • ft	$2,650.00	$2,208.33	$441.67
			Murfield Court Sub Total =	$21,805.00	$14,589.83	$7,215.17
Canterbury Court	Paving 1 1/2 inch AC Overlay	12320 • ft	$1.25 / • ft	$15,400.00	$9,240.00	$6,160.00
	Slurry Seal	12320 • ft	$0.25 / • ft	$3,080.00	$2,464.00	$616.00
	PCC Rolled Curbs with Gutters	870 lf	$15.00 / lf	$13,050.00	$8,700.00	$4,350.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,500.00	$1,500.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Canterbury Court Sub Total =	$34,555.00	$21,919.00	$12,636.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Cypress Point	Paving 1 1/2 inch AC Overlay	41890 • ft	$1.25 / • ft	$52,362.50	$31,417.50	$20,945.00
	Paving Speed Control Bump	1	$250.00 ea	$250.00	$150.00	$100.00
	Slurry Seal	41890 • ft	$0.25 / • ft	$10,472.50	$8,378.00	$2,094.50
	PCC Rolled Curbs with Gutters	7400 lf	$15.00 / lf	$111,000.00	$74,000.00	$37,000.00
	PCC Curbs	580 lf	$7.00 / lf	$4,060.00	$2,706.67	$1,353.33
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$750.00	$750.00
	Fire Hydrant	4	$3,000.00 ea	$12,000.00	$6,000.00	$6,000.00
	Fire Hydrant Painting	9	$25.00 ea	$225.00	$135.00	$90.00
			Cypress Point Sub Total =	$191,870.00	$123,537.17	$68,332.83
Inverness Court	Paving 1 1/2 inch AC Overlay	13040 • ft	$1.25 / • ft	$16,300.00	$9,780.00	$6,520.00
	Slurry Seal	13040 • ft	$0.25 / • ft	$3,260.00	$2,608.00	$652.00
	PCC Rolled Curbs with Gutters	890 lf	$15.00 / lf	$13,350.00	$8,900.00	$4,450.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,500.00	$1,500.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Inverness Court Sub Total =	$35,935.00	$22,803.00	$13,132.00
Poppy Hill Court	Paving 1 1/2 inch AC Overlay	5850 • ft	$1.25 / • ft	$7,312.50	$4,387.50	$2,925.00
	Slurry Seal	5850 • ft	$0.25 / • ft	$1,462.50	$1,170.00	$292.50
	PCC Rolled Curbs with Gutters	320 lf	$15.00 / lf	$4,800.00	$3,200.00	$1,600.00
			Poppy Hill Court Sub Total =	$13,575.00	$8,757.50	$4,817.50
Lakeview Drive	Paving 1 1/2 inch AC Overlay	77920 • ft	$1.25 / • ft	$97,400.00	$58,440.00	$38,960.00
	Paving Speed Control Bump	3	$250.00 ea	$750.00	$450.00	$300.00
	Slurry Seal	77920 • ft	$0.25 / • ft	$19,480.00	$15,584.00	$3,896.00
	PCC Rolled Curbs with Gutters	1930 lf	$15.00 / lf	$28,950.00	$19,300.00	$9,650.00
	PCC Curbs Gutters	2070 lf	$11.00 / lf	$22,770.00	$15,180.00	$7,590.00
	PCC Curbs	390 lf	$7.00 / lf	$2,730.00	$1,820.00	$910.00
	PCC Apron	600 • ft	$5.00 / • ft	$3,000.00	$2,000.00	$1,000.00
	PCC Sidewalks	1720 • ft	$5.00 / • ft	$8,600.00	$5,733.33	$2,866.67
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$1,000.00	$500.00
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$166.67	$83.33
	Tubular Steel 4 ft Fencing	120 lf	$25.00 / lf	$3,000.00	$1,500.00	$1,500.00
	Fire Hydrant	5	$3,000.00 ea	$15,000.00	$7,500.00	$7,500.00
	Fire Hydrant Painting	5	$25.00 ea	$125.00	$75.00	$50.00
			Lakeview Drive Sub Total =	$203,555.00	$128,749.00	$74,806.00
Moore Avenue	Paving 1 1/2 inch AC Overlay	10400 • ft	$1.25 / • ft	$13,000.00	$7,800.00	$5,200.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Moore Avenue	Slurry Seal	10400 • ft	$0.25 / • ft	$2,600.00	$2,080.00	$520.00
	PCC Rolled Curbs with Gutters	630 lf	$15.00 / lf	$9,450.00	$6,300.00	$3,150.00
	PCC Apron	600 • ft	$5.00 / • ft	$3,000.00	$2,500.00	$500.00
			Moore Avenue Sub Total =	$28,050.00	$18,680.00	$9,370.00
Palmer Drive Entry	Paving 1 1/2 inch AC Overlay	6540 • ft	$1.25 / • ft	$8,175.00	$4,905.00	$3,270.00
	Slurry Seal	6540 • ft	$0.25 / • ft	$1,635.00	$1,308.00	$327.00
	PCC Rolled Curbs with Gutters	400 lf	$15.00 / lf	$6,000.00	$5,000.00	$1,000.00
	PCC Curbs	400 lf	$7.00 / lf	$2,800.00	$2,333.33	$466.67
	PCC Sidewalks	560 • ft	$5.00 / • ft	$2,800.00	$2,333.33	$466.67
	PCC Apron	1090 • ft	$5.00 / • ft	$5,450.00	$2,725.00	$2,725.00
	Gate Key Pad	1	$1,500.00 ea	$1,500.00	$750.00	$750.00
	Gate Metal	4	$2,000.00 ea	$8,000.00	$6,000.00	$2,000.00
	Pillars Rock Repairs	9	$1,500.00 ea	$13,500.00	$9,000.00	$4,500.00
	Tubular Steel 6 ft Fencing	280 lf	$30.00 / lf	$8,400.00	$6,300.00	$2,100.00
	Fence and Gates Painting	1	$2,000.00 ea	$2,000.00	$0.00	$2,000.00
	Gate Motor	4	$5,000.00 ea	$20,000.00	$13,333.33	$6,666.67
	Gate Loops	4	$500.00 ea	$2,000.00	$1,000.00	$1,000.00
	Lighting at Gate Spot	1	$100.00 ea	$100.00	$50.00	$50.00
	Lighting at Gate Overhead at Gate	2	$50.00 ea	$100.00	$50.00	$50.00
	Block Wall	310 • ft	$30.00 / • ft	$9,300.00	$7,750.00	$1,550.00
	Immediate Repairs of Block Wall	1	$500.00 ea	$500.00	$0.00	$500.00
	Water Feature Repairs	1	$3,000.00 ea	$3,000.00	$0.00	$3,000.00
	PCC Landscaping Boarder	170 lf	$3.00 / lf	$510.00	$340.00	$170.00
	Back Flow Preventer	1	$250.00 ea	$250.00	$125.00	$125.00
	Guard House Roof Tile	400 • ft	$0.00 / • ft	$0.04	$0.03	$0.01
	Guard House Paint Exterior	1	$1,000.00 ea	$1,000.00	$0.00	$1,000.00
	Guard House Lighting Exterior	4	$75.00 ea	$300.00	$150.00	$150.00
	Guard House PCC Pad	210 • ft	$5.00 / • ft	$1,050.00	$700.00	$350.00
	Guard House Electric Panel	1	$1,500.00 ea	$1,500.00	$937.50	$562.50
	Guard House Interior Remodel	1	$1,000.00 ea	$1,000.00	$500.00	$500.00
	Guard House Security Systems	1	$2,500.00 ea	$2,500.00	$1,250.00	$1,250.00
	Guard House Sprinkler Timing Station	1	$250.00 ea	$250.00	$125.00	$125.00
			Palmer Drive Entry Sub Total =	$103,620.04	$66,965.53	$36,654.51
Palmer Drive	Paving 1 1/2 inch AC Overlay	113680 • ft	$1.25 / • ft	$142,100.00	$85,260.00	$56,840.00
	Slurry Seal	113680 • ft	$0.25 / • ft	$28,420.00	$22,736.00	$5,684.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Palmer Drive	PCC Rolled Curbs with Gutters	3820 lf	$15.00 / lf	$57,300.00	$47,750.00	$9,550.00
	PCC Curbs	3100 lf	$7.00 / lf	$21,700.00	$18,083.33	$3,616.67
	PCC Valley Gutter	200 • ft	$5.00 / • ft	$1,000.00	$666.67	$333.33
	PCC Landscaping Boarder	60 lf	$3.00 / lf	$180.00	$120.00	$60.00
	Electric Panel	1	$1,500.00 ea	$1,500.00	$937.50	$562.50
	Sprinkler Timing Station	3	$250.00 ea	$750.00	$375.00	$375.00
	Back Flow Preventer	3	$250.00 ea	$750.00	$375.00	$375.00
			Palmer Drive Sub Total =	$253,700.00	$176,303.50	$77,396.50
La Costa Avenue	Paving 1 1/2 inch AC Overlay	121760 • ft	$1.25 / • ft	$152,200.00	$121,760.00	$30,440.00
	Paving Speed Control Bump	2	$250.00 ea	$500.00	$400.00	$100.00
	Slurry Seal	121760 • ft	$0.25 / • ft	$30,440.00	$24,352.00	$6,088.00
	PCC Rolled Curbs with Gutters	6990 lf	$15.00 / lf	$104,850.00	$87,375.00	$17,475.00
	PCC Curbs with Gutters	160 lf	$11.00 / lf	$1,760.00	$1,466.67	$293.33
	PCC Curbs	170 lf	$7.00 / lf	$1,190.00	$991.67	$198.33
	PCC Valley Gutters	400 • ft	$5.00 / • ft	$2,000.00	$1,666.67	$333.33
	PCC Mail Box Pad Large	4	$1,500.00 ea	$6,000.00	$5,000.00	$1,000.00
	Lighting Site Overhead Rewiring	2	$500.00 ea	$1,000.00	$625.00	$375.00
	Back Flow Preventer	2	$250.00 ea	$500.00	$250.00	$250.00
	Fire Hydrant	5	$3,000.00 ea	$15,000.00	$9,375.00	$5,625.00
	Fire Hydrant Painting	5	$25.00 ea	$125.00	$75.00	$50.00
			La Costa Avenue Sub Total =	$315,565.00	$253,337.00	$62,228.00
La Costa Court	Paving 1 1/2 inch AC Overlay	8930 • ft	$1.25 / • ft	$11,162.50	$8,930.00	$2,232.50
	Slurry Seal	8930 • ft	$0.25 / • ft	$2,232.50	$1,786.00	$446.50
	PCC Rolled Curbs with Gutters	490 lf	$15.00 / lf	$7,350.00	$6,125.00	$1,225.00
	PCC Curbs	180 lf	$7.00 / lf	$1,260.00	$1,050.00	$210.00
	PCC Apron	640 • ft	$5.00 / • ft	$3,200.00	$2,666.67	$533.33
	PCC Valley Gutters	440 • ft	$5.00 / • ft	$2,200.00	$1,833.33	$366.67
			La Costa Court Sub Total =	$27,405.00	$22,391.00	$5,014.00
La Costa Circle	Paving 1 1/2 inch AC Overlay	52750 • ft	$1.25 / • ft	$65,937.50	$52,750.00	$13,187.50
	Slurry Seal	52750 • ft	$0.25 / • ft	$13,187.50	$10,550.00	$2,637.50
	PCC Rolled Curbs with Gutters	3640 lf	$15.00 / lf	$54,600.00	$45,500.00	$9,100.00
	PCC Curbs with Gutters	100 lf	$11.00 / lf	$1,100.00	$916.67	$183.33
	PCC Curbs	150 lf	$7.00 / lf	$1,050.00	$875.00	$175.00
	Fire Hydrant	2	$3,000.00 ea	$6,000.00	$3,750.00	$2,250.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$30.00	$20.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
La Costa Circle	Access Road Paving 1 1/2 inch Overlay	5060 • ft	$1.25 / • ft	$6,325.00	$5,060.00	$1,265.00
	Access Road Slurry Seal	5060 • ft	$0.25 / • ft	$1,265.00	$1,012.00	$253.00
	Access Road Gate Emergency Access	2	$1,500.00 ea	$3,000.00	$2,500.00	$500.00
			La Costa Circle Sub Total =	$152,515.00	$122,943.67	$29,571.33
Sawgrass Court	Paving 1 1/2 inch AC Overlay	4810 • ft	$1.25 / • ft	$6,012.50	$4,810.00	$1,202.50
	Slurry Seal	4810 • ft	$0.25 / • ft	$1,202.50	$962.00	$240.50
	PCC Rolled Curbs with Gutters	230 lf	$15.00 / lf	$3,450.00	$2,875.00	$575.00
	PCC Curbs	70 lf	$7.00 / lf	$490.00	$408.33	$81.67
	PCC Valley Gutters	80 • ft	$5.00 / • ft	$400.00	$333.33	$66.67
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$125.00	$125.00
	Back Flow Preventer	2	$250.00 ea	$500.00	$250.00	$250.00
			Sawgrass Court Sub Total =	$12,305.00	$9,763.67	$2,541.33
Sawgrass Lane	Paving 1 1/2 inch AC Overlay	73440 • ft	$1.25 / • ft	$91,800.00	$73,440.00	$18,360.00
	Paving Speed Control Bump	2	$250.00 ea	$500.00	$400.00	$100.00
	Slurry Seal	73440 • ft	$0.25 / • ft	$18,360.00	$14,688.00	$3,672.00
	PCC Rolled Curbs with Gutters	2180 lf	$15.00 / lf	$32,700.00	$27,250.00	$5,450.00
	PCC Curbs	1340 lf	$7.00 / lf	$9,380.00	$7,816.67	$1,563.33
	PCC Apron	120 • ft	$5.00 / • ft	$600.00	$500.00	$100.00
	PCC Valley Gutters	670 • ft	$5.00 / • ft	$3,350.00	$2,791.67	$558.33
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$1,250.00	$250.00
	Lighting Site Overhead Rewiring	2	$500.00 ea	$1,000.00	$625.00	$375.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$125.00	$125.00
	Back Flow Preventer	1	$250.00 ea	$250.00	$125.00	$125.00
	Fire Hydrant	3	$3,000.00 ea	$9,000.00	$5,625.00	$3,375.00
	Fire Hydrant Painting	3	$25.00 ea	$75.00	$45.00	$30.00
			Sawgrass Lane Sub Total =	$168,765.00	$134,681.33	$34,083.67
Royal Troon Drive	Paving 1 1/2 inch AC Overlay	83160 • ft	$1.25 / • ft	$103,950.00	$83,160.00	$20,790.00
	Paving Speed Control Bump	5	$250.00 ea	$1,250.00	$1,000.00	$250.00
	Slurry Seal	83160 • ft	$0.25 / • ft	$20,790.00	$16,632.00	$4,158.00
	PCC Rolled Curbs with Gutters	5940 lf	$15.00 / lf	$89,100.00	$74,250.00	$14,850.00
	PCC Mail Box Pad Large	2	$1,500.00 ea	$3,000.00	$2,500.00	$500.00
	Fire Hydrant	5	$3,000.00 ea	$15,000.00	$9,375.00	$5,625.00
	Fire Hydrant Painting	5	$25.00 ea	$125.00	$75.00	$50.00
			Royal Troon Drive Sub Total =	$233,215.00	$186,992.00	$46,223.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Dornoch Court	Paving 1 1/2 inch AC Overlay	6290 • ft	$1.25 / • ft	$7,862.50	$6,290.00	$1,572.50
	Slurry Seal	6290 • ft	$0.25 / • ft	$1,572.50	$1,258.00	$314.50
	PCC Rolled Curbs with Gutters	310 lf	$15.00 / lf	$4,650.00	$3,875.00	$775.00
	PCC Apron	500 • ft	$5.00 / • ft	$2,500.00	$2,083.33	$416.67
			Dornoch Court Sub Total =	$16,585.00	$13,506.33	$3,078.67
Birkdale Court	Paving 1 1/2 inch AC Overlay	6450 • ft	$1.25 / • ft	$8,062.50	$6,450.00	$1,612.50
	Slurry Seal	6450 • ft	$0.25 / • ft	$1,612.50	$1,290.00	$322.50
	PCC Rolled Curbs with Gutters	320 lf	$15.00 / lf	$4,800.00	$4,000.00	$800.00
	PCC Apron	590 • ft	$5.00 / • ft	$2,950.00	$2,458.33	$491.67
			Birkdale Court Sub Total =	$17,425.00	$14,198.33	$3,226.67
La Quinta Court	Paving 1 1/2 inch AC Overlay	7410 • ft	$1.25 / • ft	$9,262.50	$7,410.00	$1,852.50
	Slurry Seal	7410 • ft	$0.25 / • ft	$1,852.50	$1,482.00	$370.50
	PCC Rolled Curbs with Gutters	380 lf	$15.00 / lf	$5,700.00	$4,750.00	$950.00
	PCC Apron	590 • ft	$5.00 / • ft	$2,950.00	$2,458.33	$491.67
			La Quinta Court Sub Total =	$19,765.00	$16,100.33	$3,664.67
Champions Drive	Paving 1 1/2 inch AC Overlay	26290 • ft	$1.25 / • ft	$32,862.50	$26,290.00	$6,572.50
	Slurry Seal	26290 • ft	$0.25 / • ft	$6,572.50	$5,258.00	$1,314.50
	PCC Rolled Curbs with Gutters	1560 lf	$15.00 / lf	$23,400.00	$19,500.00	$3,900.00
	Tubular Steel 4 ft Gate	2	$750.00 ea	$1,500.00	$1,125.00	$375.00
	Fire Hydrant	2	$3,000.00 ea	$6,000.00	$3,750.00	$2,250.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$30.00	$20.00
			Champions Drive Sub Total =	$70,385.00	$55,953.00	$14,432.00
Torrey Pines	Paving 1 1/2 inch AC Overlay	25440 • ft	$1.25 / • ft	$31,800.00	$25,440.00	$6,360.00
	Slurry Seal	25440 • ft	$0.25 / • ft	$6,360.00	$5,088.00	$1,272.00
	PCC Rolled Curbs with Gutters	1590 lf	$15.00 / lf	$23,850.00	$19,875.00	$3,975.00
	PCC Apron	490 • ft	$5.00 / • ft	$2,450.00	$2,041.67	$408.33
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,875.00	$1,125.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Torrey Pines Sub Total =	$67,485.00	$54,334.67	$13,150.33
Stonehaven Court	Paving 1 1/2 inch AC Overlay	89170 • ft	$1.25 / • ft	$111,462.50	$89,170.00	$22,292.50
	Slurry Seal	89170 • ft	$0.25 / • ft	$22,292.50	$17,834.00	$4,458.50
	PCC Rolled Curbs with Gutters	5170 lf	$15.00 / lf	$77,550.00	$64,625.00	$12,925.00
	PCC Curbs	300 lf	$7.00 / lf	$2,100.00	$1,750.00	$350.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Stonehaven Court	PCC Mail Box Pad Large	2	$1,500.00 ea	$3,000.00	$2,500.00	$500.00
	Back Flow Preventer	2	$250.00 ea	$500.00	$250.00	$250.00
	Fire Hydrant	4	$3,000.00 ea	$12,000.00	$7,500.00	$4,500.00
	Fire Hydrant Painting	4	$25.00 ea	$100.00	$60.00	$40.00
			Stonehaven Court Sub Total =	$229,005.00	$183,689.00	$45,316.00
Grayhawk Drive	Paving 1 1/2 inch AC Overlay	79540 • ft	$1.25 / • ft	$99,425.00	$79,540.00	$19,885.00
	Slurry Seal	79540 • ft	$0.25 / • ft	$19,885.00	$15,908.00	$3,977.00
	PCC Rolled Curbs with Gutters	4750 lf	$15.00 / lf	$71,250.00	$59,375.00	$11,875.00
	PCC Apron	500 • ft	$5.00 / • ft	$2,500.00	$2,083.33	$416.67
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$1,250.00	$250.00
	Tubular Steel 4 ft Fencing	100 lf	$25.00 / lf	$2,500.00	$1,875.00	$625.00
	Fire Hydrant	4	$3,000.00 ea	$12,000.00	$7,500.00	$4,500.00
	Fire Hydrant Painting	4	$25.00 ea	$100.00	$60.00	$40.00
			Grayhawk Drive Sub Total =	$209,160.00	$167,591.33	$41,568.67
Grayhawk Court	Paving 1 1/2 inch AC Overlay	4620 • ft	$1.25 / • ft	$5,775.00	$4,620.00	$1,155.00
	Slurry Seal	4620 • ft	$0.25 / • ft	$1,155.00	$924.00	$231.00
	PCC Rolled Curbs with Gutters	180 lf	$15.00 / lf	$2,700.00	$2,250.00	$450.00
	PCC Apron	800 • ft	$5.00 / • ft	$4,000.00	$3,333.33	$666.67
			Grayhawk Court Sub Total =	$13,630.00	$11,127.33	$2,502.67
Lytham Court	Paving 1 1/2 inch AC Overlay	4620 • ft	$1.25 / • ft	$5,775.00	$4,620.00	$1,155.00
	Slurry Seal	4620 • ft	$0.25 / • ft	$1,155.00	$924.00	$231.00
	PCC Rolled Curbs with Gutters	180 lf	$15.00 / lf	$2,700.00	$2,250.00	$450.00
	PCC Apron	800 • ft	$5.00 / • ft	$4,000.00	$3,333.33	$666.67
			Lytham Court Sub Total =	$13,630.00	$11,127.33	$2,502.67
St Georges Court	Paving 1 1/2 inch AC Overlay	8230 • ft	$1.25 / • ft	$10,287.50	$8,230.00	$2,057.50
	Slurry Seal	8230 • ft	$0.25 / • ft	$2,057.50	$1,646.00	$411.50
	PCC Rolled Curbs with Gutters	400 lf	$15.00 / lf	$6,000.00	$5,000.00	$1,000.00
	PCC Apron	520 • ft	$5.00 / • ft	$2,600.00	$2,166.67	$433.33
			St Georges Court Sub Total =	$20,945.00	$17,042.67	$3,902.33
Lahinch Court	Paving 1 1/2 inch AC Overlay	11730 • ft	$1.25 / • ft	$14,662.50	$11,730.00	$2,932.50
	Slurry Seal	11730 • ft	$0.25 / • ft	$2,932.50	$2,346.00	$586.50
	PCC Rolled Curbs with Gutters	650 lf	$15.00 / lf	$9,750.00	$8,125.00	$1,625.00
			Lahinch Court Sub Total =	$27,345.00	$22,201.00	$5,144.00

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Portrusa Court	Paving 1 1/2 inch AC Overlay	15250 • ft	$1.25 / • ft	$19,062.50	$15,250.00	$3,812.50
	Slurry Seal	15250 • ft	$0.25 / • ft	$3,812.50	$3,050.00	$762.50
	PCC Rolled Curbs with Gutters	870 lf	$15.00 / lf	$13,050.00	$10,875.00	$2,175.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,875.00	$1,125.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Portrusa Court Sub Total =	$38,950.00	$31,065.00	$7,885.00
Turnberry Court	Paving 1 1/2 inch AC Overlay	17880 • ft	$1.25 / • ft	$22,350.00	$17,880.00	$4,470.00
	Slurry Seal	17880 • ft	$0.25 / • ft	$4,470.00	$3,576.00	$894.00
	PCC Rolled Curbs with Gutters	1040 lf	$15.00 / lf	$15,600.00	$13,000.00	$2,600.00
			Turnberry Court Sub Total =	$42,420.00	$34,456.00	$7,964.00
Ballybunion Drive	Paving 1 1/2 inch AC Overlay	36980 • ft	$1.25 / • ft	$46,225.00	$36,980.00	$9,245.00
	Slurry Seal	36980 • ft	$0.25 / • ft	$9,245.00	$7,396.00	$1,849.00
	PCC Rolled Curbs with Gutters	2230 lf	$15.00 / lf	$33,450.00	$27,875.00	$5,575.00
	Fire Hydrant	3	$3,000.00 ea	$9,000.00	$5,625.00	$3,375.00
	Fire Hydrant Painting	3	$25.00 ea	$75.00	$45.00	$30.00
	Access Road Paving 1 1/2 inch Overlay	600 • ft	$1.25 / • ft	$750.00	$600.00	$150.00
	Access Road Slurry Seal	600 • ft	$0.25 / • ft	$150.00	$120.00	$30.00
			Ballybunion Drive Sub Total =	$98,895.00	$78,641.00	$20,254.00
Gullane Court	Paving 1 1/2 inch AC Overlay	5810 • ft	$1.25 / • ft	$7,262.50	$5,810.00	$1,452.50
	Slurry Seal	5810 • ft	$0.25 / • ft	$1,452.50	$1,162.00	$290.50
	PCC Rolled Curbs with Gutters	280 lf	$15.00 / lf	$4,200.00	$3,500.00	$700.00
			Gullane Court Sub Total =	$12,915.00	$10,472.00	$2,443.00
Ballybunion Court	Paving 1 1/2 inch AC Overlay	5880 • ft	$1.25 / • ft	$7,350.00	$5,880.00	$1,470.00
	Slurry Seal	5880 • ft	$0.25 / • ft	$1,470.00	$1,176.00	$294.00
	PCC Rolled Curbs with Gutters	290 lf	$15.00 / lf	$4,350.00	$3,625.00	$725.00
			Ballybunion Court Sub Total =	$13,170.00	$10,681.00	$2,489.00
Landscaping	Landscaping Renovation	1	$10,000.00 ea	$10,000.00	$0.00	$10,000.00
Block Walls	Block Wall Repairs	1	$5,000.00 ea	$5,000.00	$5,000.00	$0.00
Street Signs and Stop Signs	Street Signs and Stop Signs Repairs	1	$2,500.00 ea	$2,500.00	$2,500.00	$0.00
Crackfill	Paving Crackfill	1	$10,000.00 ea	$10,000.00	$5,000.00	$5,000.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Riviera Court The Gallery	Paving 1 1/2 inch Overlay	5920 • ft	$1.25 / • ft	$7,400.00	$5,920.00	$1,480.00
	Slurry Seal	5920 • ft	$0.25 / • ft	$1,480.00	$1,184.00	$296.00
	PCC Rolled Curbs with Gutters	320 • ft	$15.00 / • ft	$4,800.00	$4,000.00	$800.00
	PCC Apron	420 • ft	$5.00 / • ft	$2,100.00	$1,750.00	$350.00
	Fire Hydrant	1	$3,000.00 ea	$3,000.00	$1,875.00	$1,125.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$15.00	$10.00
			Riviera Court The Gallery Sub Total =	$18,805.00	$14,744.00	$4,061.00
Cruden Bay Drive The Gallery	Paving 1 1/2 inch AC Overlay	44540 • ft	$1.25 / • ft	$55,675.00	$44,540.00	$11,135.00
	Slurry Seal	44540 • ft	$0.25 / • ft	$11,135.00	$8,908.00	$2,227.00
	PCC Rolled Curbs with Gutters	2440 lf	$15.00 / lf	$36,600.00	$30,500.00	$6,100.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$1,108.33	$221.67
	PCC Apron	740 • ft	$5.00 / • ft	$3,700.00	$3,083.33	$616.67
	PCC Swale	300 • ft	$5.00 / • ft	$1,500.00	$1,250.00	$250.00
	PCC Mail Box Pad Medium	1	$500.00 ea	$500.00	$416.67	$83.33
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$208.33	$41.67
	Fire Hydrant	2	$3,000.00 ea	$6,000.00	$3,750.00	$2,250.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$30.00	$20.00
	Fencing Chain Link 6 ft	120 lf	$20.00 / lf	$2,400.00	$1,800.00	$600.00
			Cruden Bay Drive The Gallery Sub Total =	$119,140.00	$95,594.67	$23,545.33
Turnberry Court The Gallery	Paving 1 1/2 inch AC Overlay	7540 • ft	$1.25 / • ft	$9,425.00	$7,540.00	$1,885.00
	Slurry Seal	7540 • ft	$0.25 / • ft	$1,885.00	$1,508.00	$377.00
	PCC Rolled Curbs with Gutters	210 lf	$15.00 / lf	$3,150.00	$2,625.00	$525.00
	PCC Curbs	140 lf	$7.00 / lf	$980.00	$816.67	$163.33
	PCC Apron	590 • ft	$5.00 / • ft	$2,950.00	$2,458.33	$491.67
			Turnberry Court The Gallery Sub Total =	$18,390.00	$14,948.00	$3,442.00
Wentworth Circle The Gallery	Paving 1 1/2 inch AC Overlay	2670 • ft	$1.25 / • ft	$3,337.50	$2,670.00	$667.50
	Slurry Seal	270 • ft	$0.25 / • ft	$67.50	$54.00	$13.50
	PCC Rolled Curbs with Gutters	160 lf	$15.00 / lf	$2,400.00	$2,000.00	$400.00
			Wentworth Circle The Gallery Sub Total =	$5,805.00	$4,724.00	$1,081.00
			Totals =	$4,237,260.08	$3,027,335.79	$1,209,924.29

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Dayton Valley Community Association 2017 Funding Study Cash Flow Analysis

Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2017	$179,488	$47,860	$16,986	$14,358	$2,437,379	175.7%	$1,387,415
2018	$179,488	$51,898	$20,816	$15,569	$2,632,380	162.3%	$1,621,896
2019	$179,488	$55,915	$11,680	$16,774	$2,839,329	152.4%	$1,863,491
2020	$179,488	$60,178	$23,587	$18,053	$3,037,354	143.0%	$2,123,962
2021	$179,488	$64,257	$433,658	$19,277	$2,828,165	118.7%	$2,382,348
2022	$179,488	$59,948	$41,713	$17,984	$3,007,903	133.9%	$2,246,808
2023	$214,748	$63,982	$11,501	$19,195	$3,255,937	129.5%	$2,513,868
2024	$214,748	$69,092	$26,987	$20,727	$3,492,061	123.7%	$2,822,475
2025	$214,748	$73,956	$14,095	$22,187	$3,744,483	119.7%	$3,126,953
2026	$214,748	$79,156	$491,438	$23,747	$3,523,201	101.9%	$3,456,282
2027	$214,748	$74,597	$96,553	$22,379	$3,693,614	111.6%	$3,310,943
2028	$248,179	$78,422	$25,420	$23,527	$3,971,268	111.2%	$3,571,621
2029	$248,179	$84,142	$16,856	$25,243	$4,261,491	108.8%	$3,916,030
2030	$248,179	$90,120	$28,804	$27,036	$4,543,950	106.1%	$4,282,147
2031	$248,179	$95,939	$532,282	$28,782	$4,327,005	93.1%	$4,649,606
2032	$248,179	$91,470	$1,503,079	$27,441	$3,136,134	69.4%	$4,517,109
2033	$377,339	$68,153	$14,046	$20,446	$3,547,134	104.3%	$3,400,197
2034	$377,339	$76,619	$30,091	$22,986	$3,948,016	104.3%	$3,786,397
2035	$377,339	$84,877	$17,213	$25,463	$4,367,556	104.7%	$4,170,722
2036	$377,339	$93,520	$605,364	$28,056	$4,204,995	91.8%	$4,582,777
2037	$377,339	$90,171	$2,691,063	$27,051	$1,954,391	44.3%	$4,410,100
2038	$414,936	$44,162	$34,147	$13,249	$2,366,093	111.8%	$2,116,765
2039	$414,936	$52,643	$17,418	$15,793	$2,800,460	112.2%	$2,495,012
2040	$414,936	$61,591	$35,176	$18,477	$3,223,334	110.9%	$2,905,435
2041	$414,936	$70,302	$646,726	$21,091	$3,040,755	91.8%	$3,313,653
2042	$414,936	$66,541	$1,707,343	$19,962	$1,794,926	57.6%	$3,113,997
2043	$424,502	$40,967	$20,583	$12,290	$2,227,523	121.2%	$1,837,874
2044	$424,502	$49,879	$36,747	$14,964	$2,650,193	117.0%	$2,264,932
2045	$424,502	$58,586	$24,591	$17,576	$3,091,114	114.8%	$2,692,413
2046	$424,502	$67,669	$732,895	$20,301	$2,830,089	89.9%	$3,149,388
2047	$424,502	$62,291	$72,647	$18,687	$3,225,548	117.3%	$2,750,222
Totals :	**$9,475,445**	**$2,128,903**	**$9,981,504**	**$638,671**			

[1] Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study

Cash reserves have been set to a minimum of $0

Months Remaining in Calendar Year 2017: 12 Inflation = 2.00 % Interest = 2.04 %

Study Life = 30 years Initial Reserve Funds = $2,241,375.00 Final Reserve Value = $3,225,547.99

Annual Payments Held Constant for 5 years

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Dayton Valley Community Association 2017 Reserve Assessment Summary

Projected Assessment by Month and by Calendar Year

Calendar Year	Member Monthly Reserve Assessment	Member Total Monthly Assessment	Member Total Annual Assessment	Monthly Reserve Assessment	Annual Reserve Assessment
2017	$18.15	$18.15	$217.83	$14,957	$179,488
2018	$18.15	$18.15	$217.83	$14,957	$179,488
2019	$18.15	$18.15	$217.83	$14,957	$179,488
2020	$18.15	$18.15	$217.83	$14,957	$179,488
2021	$18.15	$18.15	$217.83	$14,957	$179,488
2022	$18.15	$18.15	$217.83	$14,957	$179,488
2023	$21.72	$21.72	$260.62	$17,896	$214,748
2024	$21.72	$21.72	$260.62	$17,896	$214,748
2025	$21.72	$21.72	$260.62	$17,896	$214,748
2026	$21.72	$21.72	$260.62	$17,896	$214,748
2027	$21.72	$21.72	$260.62	$17,896	$214,748
2028	$25.10	$25.10	$301.19	$20,682	$248,179
2029	$25.10	$25.10	$301.19	$20,682	$248,179
2030	$25.10	$25.10	$301.19	$20,682	$248,179
2031	$25.10	$25.10	$301.19	$20,682	$248,179
2032	$25.10	$25.10	$301.19	$20,682	$248,179
2033	$38.16	$38.16	$457.94	$31,445	$377,339
2034	$38.16	$38.16	$457.94	$31,445	$377,339
2035	$38.16	$38.16	$457.94	$31,445	$377,339
2036	$38.16	$38.16	$457.94	$31,445	$377,339
2037	$38.16	$38.16	$457.94	$31,445	$377,339
2038	$41.96	$41.96	$503.56	$34,578	$414,936
2039	$41.96	$41.96	$503.56	$34,578	$414,936
2040	$41.96	$41.96	$503.56	$34,578	$414,936
2041	$41.96	$41.96	$503.56	$34,578	$414,936
2042	$41.96	$41.96	$503.56	$34,578	$414,936
2043	$42.93	$42.93	$515.17	$35,375	$424,502
2044	$42.93	$42.93	$515.17	$35,375	$424,502
2045	$42.93	$42.93	$515.17	$35,375	$424,502
2046	$42.93	$42.93	$515.17	$35,375	$424,502
2047	$42.93	$42.93	$515.17	$35,375	$424,502

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.
Operations Payments Include an annual inflation factor of 2.00%
Number of Payment Months in Calendar Year 2017: 12
Number of Years of Constant Payments: 5
No of Assessed Members: 824

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Dayton Valley Community Association 2017 Funding Study - Expenses by Item and by Calendar Year

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserve Category : Bayhill Drive Entry																			
Paving 1 1/2 inch AC Overlay																*$16,607*			
Slurry Seal					*$2,666*					*$2,946*					*$3,256*				
PCC Apron																*$7,848*			
PCC Curbs																			
PCC Curbs with Gutters																			
PCC Sidewalks																			
PCC Pavers																			
PCC Boarder Around Pavers																*$2,754*			
Gate Key Pad						*$1,691*										*$2,065*			
Gate Metal																			
Gate Motor											*$24,917*								
Gate Loops											*$2,492*								
Gate Pedestrian																			
Gate Pedestrian Key Pad						*$1,127*										*$1,377*			
Block Wall																			
Back Flow Preventer											*$1,869*								
Guard House Roof Metal																			
Guard House Stain Exterior			*$1,062*					*$1,173*					*$1,297*					*$1,433*	
Guard House Lighting Exterior											*$374*								
Guard House Electric Panel																			
Guard House Interior Remodel											*$1,246*								
Guard House Security Systems						*$2,818*										*$3,442*			
Guard House Sprinkler Timing Station						*$282*										*$344*			
PCC Pavers at Pedistrian Gates																			
Tubular Steel 6 ft Fencing																			
Fence and Gates Painting						*$2,255*							*$2,593*						
Pillars Rock Repairs																			
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*
Category Subtotal :			$1,062	$27	$2,666	$8,173		$1,173	$30	$2,946	$30,898		$3,890	$33	$3,256	$34,437		$1,433	$37

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserve Category : Bayhill Circle																			
Paving 1 1/2 inch AC Overlay																*$313,110*			
Paving Speed Control Bump																*$1,033*			
Slurry Seal					*$50,265*					*$55,546*					*$61,383*				
PCC Rolled Curbs with Gutters																			
PCC Sidewalks																*$20,238*			
PCC Mail Box Pad Large																*$2,065*			
PCC Mail Box Pad Medium																*$1,377*			
PCC Mail Box Pad Small																*$1,033*			
Lighting Site Overhead Rewiring																			
Fire Hydrant																			
Fire Hydrant Painting				*$135*					*$150*					*$165*					*$183*
Category Subtotal :				$135	$50,265				$150	$55,546				$165	$61,383	$338,856			$183
Reserve Category : Augusta Court																			
Paving 1 1/2 inch AC Overlay																*$60,078*			
Slurry Seal					*$9,645*					*$10,658*					*$11,778*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Mail Box Pad Small																*$344*			
Sprinkler Timing Station						*$282*										*$344*			
Back Flow Preventer											*$311*								
Lighting Site Overhead Rewiring																			
Fire Hydrant																			
Fire Hydrant Painting				*$54*					*$60*					*$66*					*$73*
Category Subtotal :				$54	$9,645	$282			$60	$10,658	$311			$66	$11,778	$60,766			$73
Reserve Category : Glen Eagles Court																			
Paving 1 1/2 inch AC Overlay																*$42,542*			
Slurry Seal					*$6,829*					*$7,547*					*$8,340*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
PCC Valley Gutters																			
PCC Valley Gutters at Zero Life	*$153*																		
Sprinkler Timing Station						*$282*										*$344*			
Back Flow Preventer											*$311*								
Lighting Site Overhead Rewiring																			
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*
Category Subtotal :	$153			$27	$6,829	$282			$30	$7,547	$311			$33	$8,340	$42,886			$37
Reserve Category : Pebble Beach Court																			
Paving 1 1/2 inch AC Overlay																*$42,163*			
Slurry Seal					*$6,769*					*$7,480*					*$8,266*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Valley Gutters											*$1,184*								
Back Flow Preventer											*$311*								
Lighting Site Overhead Rewiring																			
Fire Hydrant																			
Fire Hydrant Painting				*$54*					*$60*					*$66*					*$73*
Category Subtotal :				$54	$6,769				$60	$7,480	$1,495			$66	$8,266	$42,163			$73
Reserve Category : Doral Court																			
Paving 1 1/2 inch AC Overlay																*$11,926*			
Slurry Seal					*$1,915*					*$2,116*					*$2,338*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Valley Gutters																			
Category Subtotal :					$1,915					$2,116					$2,338	$11,926			
Reserve Category : Riviera Court																			
Paving 1 1/2 inch AC Overlay																*$4,905*			
Slurry Seal					*$787*					*$870*					*$962*				

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$787					$870					$962	$4,905			
Reserve Category : Cypress Court																			
Paving 1 1/2 inch AC Overlay																*$12,184*			
Slurry Seal					*$1,956*					*$2,162*					*$2,389*				
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$1,956					$2,162					$2,389	$12,184			
Reserve Category : Spyglass Court																			
Paving 1 1/2 inch AC Overlay																*$7,228*			
Slurry Seal					*$1,160*					*$1,282*					*$1,417*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
Sprinkler Timing Station						*$282*										*$344*			
Back Flow Preventer											*$311*								
Lighting Site Overhead Rewiring																			
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*
Category Subtotal :				$27	$1,160	$282			$30	$1,282	$311			$33	$1,417	$7,572			$37
Reserve Category : St Andrews Drive																			
Paving 1 1/2 inch AC Overlay																*$239,075*			
Paving Speed Control Bump																*$2,065*			
Slurry Seal					*$38,379*					*$42,412*					*$46,869*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
PCC Sidewalks																*$51,078*			
PCC Mail Box Pad Large																*$2,065*			
Fire Hydrant																			
Fire Hydrant Painting				*$244*					*$269*					*$298*					*$329*
Category Subtotal :				$244	$38,379				$269	$42,412				$298	$46,869	$294,283			$329

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
Reserve Category : Kingsbarn Court																			
Paving 1 1/2 inch AC Overlay																*$20,015*			
Slurry Seal					*$3,213*					*$3,551*					*$3,924*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$3,213					$3,551					$3,924	$20,015			
Reserve Category : Carnoustie Court																			
Paving 1 1/2 inch AC Overlay																*$45,261*			
Slurry Seal					*$7,266*					*$8,029*					*$8,873*				
PCC Rolled Curbs with Gutters																			
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*
Category Subtotal :				$27	$7,266				$30	$8,029				$33	$8,873	$45,261			$37
Reserve Category : Prestwick Court																			
Paving 1 1/2 inch AC Overlay																*$10,808*			
Slurry Seal					*$1,735*					*$1,917*					*$2,119*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$1,735					$1,917					$2,119	$10,808			
Reserve Category : Murfield Court																			
Paving 1 1/2 inch AC Overlay																*$13,372*			
Slurry Seal					*$2,147*					*$2,372*					*$2,621*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$2,147					$2,372					$2,621	$13,372			
Reserve Category : Canterbury Court																			
Paving 1 1/2 inch AC Overlay																*$21,202*			
Slurry Seal					*$3,404*					*$3,761*					*$4,157*				
PCC Rolled Curbs with Gutters																			

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*
Category Subtotal :				$27	$3,404				$30	$3,761				$33	$4,157	$21,202			$37
Reserve Category : Cypress Point																			
Paving 1 1/2 inch AC Overlay																*$72,091*			
Paving Speed Control Bump																*$344*			
Slurry Seal					*$11,573*					*$12,789*					*$14,133*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Mail Box Pad Large																*$2,065*			
Fire Hydrant																			
Fire Hydrant Painting				*$244*					*$269*					*$298*					*$329*
Category Subtotal :				$244	$11,573				$269	$12,789				$298	$14,133	$74,500			$329
Reserve Category : Inverness Court																			
Paving 1 1/2 inch AC Overlay																*$22,441*			
Slurry Seal					*$3,603*					*$3,981*					*$4,399*				
PCC Rolled Curbs with Gutters																			
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*
Category Subtotal :				$27	$3,603				$30	$3,981				$33	$4,399	$22,441			$37
Reserve Category : Poppy Hill Court																			
Paving 1 1/2 inch AC Overlay																*$10,068*			
Slurry Seal					*$1,616*					*$1,786*					*$1,974*				
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$1,616					$1,786					$1,974	$10,068			
Reserve Category : Lakeview Drive																			
Paving 1 1/2 inch AC Overlay																*$134,097*			
Paving Speed Control Bump																*$1,033*			
Slurry Seal					*$21,527*					*$23,789*					*$26,289*				

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
PCC Rolled Curbs with Gutters																			
PCC Curbs Gutters																			
PCC Curbs																			
PCC Apron																			
PCC Sidewalks																			
PCC Mail Box Pad Large																			
PCC Mail Box Pad Small																			
Tubular Steel 4 ft Fencing											*$3,738*								
Fire Hydrant																			
Fire Hydrant Painting				*$135*					*$150*					*$165*					*$183*
Category Subtotal :				$135	$21,527				$150	$23,789	$3,738			$165	$26,289	$135,130			$183
Reserve Category : Moore Avenue																			
Paving 1 1/2 inch AC Overlay																*$17,898*			
Slurry Seal					*$2,873*					*$3,175*					*$3,509*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$2,873					$3,175					$3,509	$17,898			
Reserve Category : Palmer Drive Entry																			
Paving 1 1/2 inch AC Overlay																*$11,255*			
Slurry Seal					*$1,807*					*$1,997*					*$2,206*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Sidewalks																			
PCC Apron																*$7,503*			
Gate Key Pad						*$1,691*										*$2,065*			
Gate Metal																*$11,014*			
Pillars Rock Repairs																			
Tubular Steel 6 ft Fencing																*$11,565*			
Fence and Gates Painting	*$2,040*							*$2,347*							*$2,699*				
Gate Motor											*$24,917*								
Gate Loops											*$2,492*								

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Lighting at Gate Spot											*$125*								
Lighting at Gate Overhead at Gate											*$125*								
Block Wall																			
Immediate Repairs of Block Wall	*$510*																		
Water Feature Repairs	*$3,061*										*$3,738*								
PCC Landscaping Boarder																			
Back Flow Preventer											*$311*								
Guard House Roof Tile																			
Guard House Paint Exterior	*$1,020*					*$1,127*					*$1,246*					*$1,377*			
Guard House Lighting Exterior											*$374*								
Guard House PCC Pad																			
Guard House Electric Panel																			
Guard House Interior Remodel											*$1,246*								
Guard House Security Systems						*$2,818*										*$3,442*			
Guard House Sprinkler Timing Station						*$282*										*$344*			
Category Subtotal :	$6,631				$1,807	$5,918		$2,347		$1,997	$34,574				$4,905	$48,565			
Reserve Category : Palmer Drive																			
Paving 1 1/2 inch AC Overlay																*$195,638*			
Slurry Seal					*$31,406*					*$34,706*					*$38,353*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Valley Gutter																			
PCC Landscaping Boarder																			
Electric Panel																			
Sprinkler Timing Station						*$846*										*$1,033*			
Back Flow Preventer											*$934*								
Category Subtotal :					$31,406	$846				$34,706	$934				$38,353	$196,671			
Reserve Category : La Costa Avenue																			
Paving 1 1/2 inch AC Overlay																			
Paving Speed Control Bump																			

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Slurry Seal					*$33,639*					*$37,173*					*$41,079*				
PCC Rolled Curbs with Gutters																			
PCC Curbs with Gutters																			
PCC Curbs																			
PCC Valley Gutters																			
PCC Mail Box Pad Large																			
Lighting Site Overhead Rewiring																			
Back Flow Preventer											*$623*								
Fire Hydrant																			
Fire Hydrant Painting				*$135*					*$150*					*$165*					*$183*
Category Subtotal :				$135	$33,639				$150	$37,173	$623			$165	$41,079				$183
Reserve Category : La Costa Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$2,467*					*$2,726*					*$3,013*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Apron																			
PCC Valley Gutters																			
Category Subtotal :					$2,467					$2,726					$3,013				
Reserve Category : La Costa Circle																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$14,573*					*$16,105*					*$17,797*				
PCC Rolled Curbs with Gutters																			
PCC Curbs with Gutters																			
PCC Curbs																			
Fire Hydrant																			
Fire Hydrant Painting				*$54*					*$60*					*$66*					*$73*
Access Road Paving 1 1/2 inch Overlay																			
Access Road Slurry Seal					*$1,398*					*$1,545*					*$1,707*				

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
Access Road Gate Emergency Access																			
Category Subtotal :				$54	$15,971				$60	$17,650				$66	$19,504				$73
Reserve Category : Sawgrass Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$1,329*					*$1,468*					*$1,623*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Valley Gutters																			
Sprinkler Timing Station						*$282*										*$344*			
Back Flow Preventer											*$623*								
Category Subtotal :					$1,329	$282				$1,468	$623				$1,623	$344			
Reserve Category : Sawgrass Lane																			
Paving 1 1/2 inch AC Overlay																			
Paving Speed Control Bump																			
Slurry Seal					*$20,289*					*$22,421*					*$24,777*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Apron																			
PCC Valley Gutters																			
PCC Mail Box Pad Large																			
Lighting Site Overhead Rewiring																			
Sprinkler Timing Station						*$282*										*$344*			
Back Flow Preventer											*$311*								
Fire Hydrant																			
Fire Hydrant Painting				*$81*					*$90*					*$99*					*$110*
Category Subtotal :				$81	$20,289	$282			$90	$22,421	$311			$99	$24,777	$344			$110
Reserve Category : Royal Troon Drive																			
Paving 1 1/2 inch AC Overlay																			
Paving Speed Control Bump																			
Slurry Seal					*$22,975*					*$25,389*					*$28,057*				

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
PCC Rolled Curbs with Gutters																			
PCC Mail Box Pad Large																			
Fire Hydrant																			
Fire Hydrant Painting				*$135*					*$150*					*$165*					*$183*
Category Subtotal :				$135	$22,975				$150	$25,389				$165	$28,057				$183
Reserve Category : Dornoch Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$1,738*					*$1,920*					*$2,122*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$1,738					$1,920					$2,122				
Reserve Category : Birkdale Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$1,782*					*$1,969*					*$2,176*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$1,782					$1,969					$2,176				
Reserve Category : La Quinta Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$2,047*					*$2,262*					*$2,500*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$2,047					$2,262					$2,500				
Reserve Category : Champions Drive																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$7,263*					*$8,026*					*$8,870*				
PCC Rolled Curbs with Gutters																			
Tubular Steel 4 ft Gate																*$2,065*			
Fire Hydrant																			

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
Fire Hydrant Painting				*$54*					*$60*					*$66*					*$73*
Category Subtotal :				$54	$7,263				$60	$8,026				$66	$8,870	$2,065			$73
Reserve Category : Torrey Pines																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$7,028*					*$7,767*					*$8,583*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*
Category Subtotal :				$27	$7,028				$30	$7,767				$33	$8,583				$37
Reserve Category : Stonehaven Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$24,635*					*$27,224*					*$30,084*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Mail Box Pad Large																			
Back Flow Preventer											*$623*								
Fire Hydrant																			
Fire Hydrant Painting				*$108*					*$120*					*$132*					*$146*
Category Subtotal :				$108	$24,635				$120	$27,224	$623			$132	$30,084				$146
Reserve Category : Grayhawk Drive																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$21,974*					*$24,284*					*$26,835*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
PCC Mail Box Pad Large																			
Tubular Steel 4 ft Fencing																*$3,442*			
Fire Hydrant																			
Fire Hydrant Painting				*$108*					*$120*					*$132*					*$146*
Category Subtotal :				$108	$21,974				$120	$24,284				$132	$26,835	$3,442			$146

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
Reserve Category : Grayhawk Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$1,276*					*$1,410*					*$1,559*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$1,276					$1,410					$1,559				
Reserve Category : Lytham Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$1,276*					*$1,410*					*$1,559*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$1,276					$1,410					$1,559				
Reserve Category : St Georges Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$2,274*					*$2,513*					*$2,777*				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Category Subtotal :					$2,274					$2,513					$2,777				
Reserve Category : Lahinch Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$3,241*					*$3,581*					*$3,957*				
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$3,241					$3,581					$3,957				
Reserve Category : Portrusa Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$4,213*					*$4,656*					*$5,145*				
PCC Rolled Curbs with Gutters																			
Fire Hydrant																			
Fire Hydrant Painting				*$27*					*$30*					*$33*					*$37*

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
Category Subtotal :				$27	$4,213				$30	$4,656				$33	$5,145				$37
Reserve Category : Turnberry Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$4,940*					*$5,459*					*$6,032*				
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$4,940					$5,459					$6,032				
Reserve Category : Ballybunion Drive																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$10,216*					*$11,290*					*$12,476*				
PCC Rolled Curbs with Gutters																			
Fire Hydrant																			
Fire Hydrant Painting				*$81*					*$90*					*$99*					*$110*
Access Road Paving 1 1/2 inch Overlay																			
Access Road Slurry Seal					*$166*					*$183*					*$202*				
Category Subtotal :				$81	$10,382				$90	$11,473				$99	$12,678				$110
Reserve Category : Gullane Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$1,605*					*$1,774*					*$1,960*				
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$1,605					$1,774					$1,960				
Reserve Category : Ballybunion Court																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$1,624*					*$1,795*					*$1,984*				
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$1,624					$1,795					$1,984				
Reserve Category : Landscaping																			
Landscaping Renovation	*$10,202*	*$10,408*	*$10,618*	*$10,832*	*$11,051*	*$11,274*	*$11,501*	*$11,734*	*$11,970*	*$12,212*	*$12,458*	*$12,710*	*$12,966*	*$13,228*	*$13,495*	*$13,768*	*$14,046*	*$14,329*	*$14,618*

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserve Category : Block Walls																			
Block Wall Repairs											$6,229								
Reserve Category : Street Signs and Stop Signs																			
Street Signs and Stop Signs Repairs						$2,818					$3,115					$3,442			
Reserve Category : Crackfill																			
Paving Crackfill		$10,408		$10,832		$11,274		$11,734		$12,212		$12,710		$13,228		$13,768		$14,329	
Reserve Category : Riviera Court The Gallery																			
Paving 1 1/2 inch Overlay																			
Slurry Seal					$1,636					$1,807					$1,997				
PCC Rolled Curbs with Gutters																			
PCC Apron																			
Fire Hydrant																			
Fire Hydrant Painting				$27					$30					$33					$37
Category Subtotal :				$27	$1,636				$30	$1,807				$33	$1,997				$37
Reserve Category : Cruden Bay Drive The Gallery																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					$12,305					$13,598					$15,027				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Apron																			
PCC Swale																			
PCC Mail Box Pad Medium																			
PCC Mail Box Pad Small																			
Fire Hydrant																			
Fire Hydrant Painting				$54					$60					$66					$73
Fencing Chain Link 6 ft																			
Category Subtotal :				$54	$12,305				$60	$13,598				$66	$15,027				$73
Reserve Category : Turnberry Court The Gallery																			
Paving 1 1/2 inch AC Overlay																			

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*
Slurry Seal					*$2,083*					*$2,302*					*$2,544*				
PCC Rolled Curbs with Gutters																			
PCC Curbs																			
PCC Apron																			
Category Subtotal :					$2,083					$2,302					$2,544				
Reserve Category : Wentworth Circle The Gallery																			
Paving 1 1/2 inch AC Overlay																			
Slurry Seal					*$75*					*$82*					*$91*				
PCC Rolled Curbs with Gutters																			
Category Subtotal :					$75					$82					$91				
Expense Totals :	***$16,986***	***$20,816***	***$11,680***	***$23,587***	***$433,658***	***$41,713***	***$11,501***	***$26,987***	***$14,095***	***$491,438***	***$96,553***	***$25,420***	***$16,856***	***$28,804***	***$532,282***	***$1,503,079***	***$14,046***	***$30,091***	***$17,213***

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserve Category : Bayhill Drive Entry												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	$3,598					$3,976					$4,394	
PCC Apron												
PCC Curbs		$4,260										
PCC Curbs with Gutters		$6,862										
PCC Sidewalks		$18,257										
PCC Pavers		$5,112										
PCC Boarder Around Pavers												
Gate Key Pad							$2,522					
Gate Metal		$9,129										
Gate Motor							$33,626					
Gate Loops												$3,716
Gate Pedestrian		$1,521										
Gate Pedestrian Key Pad							$1,681					
Block Wall		$29,668										
Back Flow Preventer												$2,787
Guard House Roof Metal												
Guard House Stain Exterior				$1,583					$1,750			
Guard House Lighting Exterior												$557
Guard House Electric Panel	$2,237											
Guard House Interior Remodel												$1,858
Guard House Security Systems							$4,203					
Guard House Sprinkler Timing Station							$420					
PCC Pavers at Pedistrian Gates		$2,024										
Tubular Steel 6 ft Fencing		$5,021										
Fence and Gates Painting	$2,983							$3,430				
Pillars Rock Repairs		$9,129										
Fire Hydrant		$4,564										
Fire Hydrant Painting					$40					$45		
Category Subtotal :	$8,818	$95,547		$1,583	$40	$3,976	$42,452	$3,430	$1,750	$45	$4,394	$8,918

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserve Category : Bayhill Circle												
Paving 1 1/2 inch AC Overlay												
Paving Speed Control Bump												
Slurry Seal	*$67,833*					*$74,961*					*$82,838*	
PCC Rolled Curbs with Gutters		*$169,563*										
PCC Sidewalks												
PCC Mail Box Pad Large												
PCC Mail Box Pad Medium												
PCC Mail Box Pad Small												
Lighting Site Overhead Rewiring		*$6,086*										
Fire Hydrant		*$22,821*										
Fire Hydrant Painting					*$202*					*$223*		
Category Subtotal :	$67,833	$198,470			$202	$74,961				$223	$82,838	
Reserve Category : Augusta Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$13,016*					*$14,383*					*$15,895*	
PCC Rolled Curbs with Gutters		*$43,133*										
PCC Curbs		*$2,024*										
PCC Mail Box Pad Small												
Sprinkler Timing Station							*$420*					
Back Flow Preventer												*$464*
Lighting Site Overhead Rewiring		*$3,804*										
Fire Hydrant		*$9,129*										
Fire Hydrant Painting					*$81*					*$89*		
Category Subtotal :	$13,016	$58,090			$81	$14,383	$420			$89	$15,895	$464
Reserve Category : Glen Eagles Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$9,216*					*$10,185*					*$11,255*	
PCC Rolled Curbs with Gutters		*$27,158*										
PCC Curbs		*$2,663*										

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
PCC Valley Gutters		*$2,130*										
PCC Valley Gutters at Zero Life												*$279*
Sprinkler Timing Station							*$420*					
Back Flow Preventer												*$464*
Lighting Site Overhead Rewiring		*$761*										
Fire Hydrant		*$4,564*										
Fire Hydrant Painting					*$40*					*$45*		
Category Subtotal :	$9,216	$37,276			$40	$10,185	$420			$45	$11,255	$743
Reserve Category : Pebble Beach Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$9,134*					*$10,094*					*$11,155*	
PCC Rolled Curbs with Gutters		*$30,124*										
PCC Curbs		*$2,130*										
PCC Valley Gutters												
Back Flow Preventer												*$464*
Lighting Site Overhead Rewiring		*$761*										
Fire Hydrant		*$9,129*										
Fire Hydrant Painting					*$81*					*$89*		
Category Subtotal :	$9,134	$42,144			$81	$10,094				$89	$11,155	$464
Reserve Category : Doral Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$2,584*					*$2,855*					*$3,155*	
PCC Rolled Curbs with Gutters		*$7,303*										
PCC Curbs		*$2,130*										
PCC Valley Gutters		*$1,369*										
Category Subtotal :	$2,584	$10,802				$2,855					$3,155	
Reserve Category : Riviera Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$1,063*					*$1,174*					*$1,298*	

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
PCC Rolled Curbs with Gutters		*$3,423*										
Category Subtotal :	$1,063	$3,423				$1,174					$1,298	
Reserve Category : Cypress Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$2,640*					*$2,917*					*$3,224*	
PCC Rolled Curbs with Gutters		*$6,390*										
Category Subtotal :	$2,640	$6,390				$2,917					$3,224	
Reserve Category : Spyglass Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$1,566*					*$1,730*					*$1,912*	
PCC Rolled Curbs with Gutters		*$4,564*										
PCC Curbs		*$2,024*										
Sprinkler Timing Station							*$420*					
Back Flow Preventer												*$464*
Lighting Site Overhead Rewiring		*$761*										
Fire Hydrant		*$4,564*										
Fire Hydrant Painting					*$40*					*$45*		
Category Subtotal :	$1,566	$11,913			$40	$1,730	$420			$45	$1,912	$464
Reserve Category : St Andrews Drive												
Paving 1 1/2 inch AC Overlay												
Paving Speed Control Bump												
Slurry Seal	*$51,794*					*$57,236*					*$63,251*	
PCC Rolled Curbs with Gutters		*$204,024*										
PCC Apron		*$3,956*										
PCC Sidewalks												
PCC Mail Box Pad Large												
Fire Hydrant		*$41,079*										
Fire Hydrant Painting					*$363*					*$402*		
Category Subtotal :	$51,794	$249,059			$363	$57,236				$402	$63,251	

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Reserve Category : Kingsbarn Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$4,336*					*$4,792*					*$5,295*	
PCC Rolled Curbs with Gutters		*$14,378*										
PCC Apron		*$4,564*										
Category Subtotal :	$4,336	$18,942				$4,792					$5,295	
Reserve Category : Carnoustie Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$9,805*					*$10,836*					*$11,974*	
PCC Rolled Curbs with Gutters		*$35,601*										
Fire Hydrant		*$4,564*										
Fire Hydrant Painting					*$40*					*$45*		
Category Subtotal :	$9,805	$40,165			$40	$10,836				$45	$11,974	
Reserve Category : Prestwick Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$2,341*					*$2,587*					*$2,859*	
PCC Rolled Curbs with Gutters		*$5,705*										
PCC Apron							*$6,053*					
Category Subtotal :	$2,341	$5,705				$2,587	$6,053				$2,859	
Reserve Category : Murfield Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$2,897*					*$3,201*					*$3,538*	
PCC Rolled Curbs with Gutters		*$11,411*										
PCC Apron							*$4,455*					
Category Subtotal :	$2,897	$11,411				$3,201	$4,455				$3,538	
Reserve Category : Canterbury Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$4,593*					*$5,076*					*$5,609*	
PCC Rolled Curbs with Gutters		*$19,855*										

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Fire Hydrant		*$4,564*										
Fire Hydrant Painting					*$40*					*$45*		
Category Subtotal :	$4,593	$24,419			$40	$5,076				$45	$5,609	
Reserve Category : Cypress Point												
Paving 1 1/2 inch AC Overlay												
Paving Speed Control Bump												
Slurry Seal	*$15,618*					*$17,259*					*$19,073*	
PCC Rolled Curbs with Gutters		*$168,879*										
PCC Curbs		*$6,177*										
PCC Mail Box Pad Large												
Fire Hydrant		*$18,257*										
Fire Hydrant Painting					*$363*					*$402*		
Category Subtotal :	$15,618	$193,313			$363	$17,259				$402	$19,073	
Reserve Category : Inverness Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$4,862*					*$5,373*					*$5,937*	
PCC Rolled Curbs with Gutters		*$20,311*										
Fire Hydrant		*$4,564*										
Fire Hydrant Painting					*$40*					*$45*		
Category Subtotal :	$4,862	$24,875			$40	$5,373				$45	$5,937	
Reserve Category : Poppy Hill Court												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$2,181*					*$2,410*					*$2,664*	
PCC Rolled Curbs with Gutters		*$7,303*										
Category Subtotal :	$2,181	$7,303				$2,410					$2,664	
Reserve Category : Lakeview Drive												
Paving 1 1/2 inch AC Overlay												
Paving Speed Control Bump												
Slurry Seal	*$29,051*					*$32,104*					*$35,477*	

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
PCC Rolled Curbs with Gutters		*$44,045*										
PCC Curbs Gutters		*$34,643*										
PCC Curbs		*$4,154*										
PCC Apron		*$4,564*										
PCC Sidewalks		*$13,084*										
PCC Mail Box Pad Large		*$2,282*										
PCC Mail Box Pad Small		*$380*										
Tubular Steel 4 ft Fencing												*$5,574*
Fire Hydrant		*$22,821*										
Fire Hydrant Painting					*$202*					*$223*		
Category Subtotal :	$29,051	$125,973			$202	$32,104				$223	$35,477	$5,574
Reserve Category : Moore Avenue												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$3,877*					*$4,285*					*$4,735*	
PCC Rolled Curbs with Gutters		*$14,378*										
PCC Apron							*$5,044*					
Category Subtotal :	$3,877	$14,378				$4,285	$5,044				$4,735	
Reserve Category : Palmer Drive Entry												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$2,438*					*$2,695*					*$2,978*	
PCC Rolled Curbs with Gutters							*$10,088*					
PCC Curbs							*$4,708*					
PCC Sidewalks							*$4,708*					
PCC Apron												
Gate Key Pad							*$2,522*					
Gate Metal												
Pillars Rock Repairs		*$20,539*										
Tubular Steel 6 ft Fencing												
Fence and Gates Painting			*$3,104*							*$3,570*		
Gate Motor							*$33,626*					
Gate Loops												*$3,716*

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Lighting at Gate Spot												*$186*
Lighting at Gate Overhead at Gate												*$186*
Block Wall							*$15,636*					
Immediate Repairs of Block Wall												
Water Feature Repairs		*$4,564*										*$5,574*
PCC Landscaping Boarder		*$776*										
Back Flow Preventer												*$464*
Guard House Roof Tile												
Guard House Paint Exterior		*$1,521*					*$1,681*					*$1,858*
Guard House Lighting Exterior												*$557*
Guard House PCC Pad		*$1,598*										
Guard House Electric Panel							*$2,522*					
Guard House Interior Remodel												*$1,858*
Guard House Security Systems							*$4,203*					
Guard House Sprinkler Timing Station							*$420*					
Category Subtotal :	$2,438	$28,998	$3,104			$2,695	$80,114			$3,570	$2,978	$14,399
Reserve Category : Palmer Drive												
Paving 1 1/2 inch AC Overlay												
Slurry Seal	*$42,384*					*$46,837*					*$51,759*	
PCC Rolled Curbs with Gutters							*$96,338*					
PCC Curbs							*$36,484*					
PCC Valley Gutter		*$1,521*										
PCC Landscaping Boarder		*$274*										
Electric Panel							*$2,522*					
Sprinkler Timing Station							*$1,261*					
Back Flow Preventer												*$1,393*
Category Subtotal :	$42,384	$1,795				$46,837	$136,605				$51,759	$1,393
Reserve Category : La Costa Avenue												
Paving 1 1/2 inch AC Overlay		*$231,562*										
Paving Speed Control Bump		*$761*										

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Slurry Seal	*$45,396*					*$50,166*					*$55,438*	
PCC Rolled Curbs with Gutters							*$176,284*					
PCC Curbs with Gutters							*$2,959*					
PCC Curbs							*$2,001*					
PCC Valley Gutters							*$3,363*					
PCC Mail Box Pad Large							*$10,088*					
Lighting Site Overhead Rewiring							*$1,681*					
Back Flow Preventer												*$929*
Fire Hydrant							*$25,219*					
Fire Hydrant Painting					*$202*					*$223*		
Category Subtotal :	$45,396	$232,323			$202	$50,166	$221,595			$223	$55,438	$929
Reserve Category : La Costa Court												
Paving 1 1/2 inch AC Overlay		*$16,983*										
Slurry Seal	*$3,329*					*$3,679*					*$4,066*	
PCC Rolled Curbs with Gutters							*$12,358*					
PCC Curbs							*$2,118*					
PCC Apron							*$5,380*					
PCC Valley Gutters							*$3,699*					
Category Subtotal :	$3,329	$16,983				$3,679	$23,555				$4,066	
Reserve Category : La Costa Circle												
Paving 1 1/2 inch AC Overlay		*$100,319*										
Slurry Seal	*$19,667*					*$21,733*					*$24,017*	
PCC Rolled Curbs with Gutters							*$91,799*					
PCC Curbs with Gutters							*$1,849*					
PCC Curbs							*$1,765*					
Fire Hydrant							*$10,088*					
Fire Hydrant Painting					*$81*					*$89*		
Access Road Paving 1 1/2 inch Overlay		*$9,623*										
Access Road Slurry Seal	*$1,887*					*$2,085*					*$2,304*	

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Access Road Gate Emergency Access							*$5,044*					
Category Subtotal :	$21,554	$109,942			$81	$23,818	$110,545			$89	$26,321	
Reserve Category : Sawgrass Court												
Paving 1 1/2 inch AC Overlay		*$9,148*										
Slurry Seal	*$1,793*					*$1,982*					*$2,190*	
PCC Rolled Curbs with Gutters							*$5,800*					
PCC Curbs							*$824*					
PCC Valley Gutters							*$673*					
Sprinkler Timing Station							*$420*					
Back Flow Preventer												*$929*
Category Subtotal :	$1,793	$9,148				$1,982	$7,717				$2,190	$929
Reserve Category : Sawgrass Lane												
Paving 1 1/2 inch AC Overlay		*$139,667*										
Paving Speed Control Bump		*$761*										
Slurry Seal	*$27,381*					*$30,258*					*$33,437*	
PCC Rolled Curbs with Gutters							*$54,979*					
PCC Curbs							*$15,771*					
PCC Apron							*$1,009*					
PCC Valley Gutters							*$5,632*					
PCC Mail Box Pad Large							*$2,522*					
Lighting Site Overhead Rewiring							*$1,681*					
Sprinkler Timing Station							*$420*					
Back Flow Preventer												*$464*
Fire Hydrant							*$15,132*					
Fire Hydrant Painting					*$121*					*$134*		
Category Subtotal :	$27,381	$140,428			$121	$30,258	$97,146			$134	$33,437	$464
Reserve Category : Royal Troon Drive												
Paving 1 1/2 inch AC Overlay		*$158,153*										
Paving Speed Control Bump		*$1,902*										
Slurry Seal	*$31,005*					*$34,263*					*$37,863*	

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
PCC Rolled Curbs with Gutters							*$149,804*					
PCC Mail Box Pad Large							*$5,044*					
Fire Hydrant							*$25,219*					
Fire Hydrant Painting					*$202*					*$223*		
Category Subtotal :	$31,005	$160,055			$202	$34,263	$180,067			$223	$37,863	
Reserve Category : Dornoch Court												
Paving 1 1/2 inch AC Overlay		*$11,962*										
Slurry Seal	*$2,345*					*$2,592*					*$2,864*	
PCC Rolled Curbs with Gutters							*$7,818*					
PCC Apron							*$4,203*					
Category Subtotal :	$2,345	$11,962				$2,592	$12,021				$2,864	
Reserve Category : Birkdale Court												
Paving 1 1/2 inch AC Overlay		*$12,267*										
Slurry Seal	*$2,405*					*$2,657*					*$2,937*	
PCC Rolled Curbs with Gutters							*$8,070*					
PCC Apron							*$4,960*					
Category Subtotal :	$2,405	$12,267				$2,657	$13,030				$2,937	
Reserve Category : La Quinta Court												
Paving 1 1/2 inch AC Overlay		*$14,092*										
Slurry Seal	*$2,763*					*$3,053*					*$3,374*	
PCC Rolled Curbs with Gutters							*$9,583*					
PCC Apron							*$4,960*					
Category Subtotal :	$2,763	$14,092				$3,053	$14,543				$3,374	
Reserve Category : Champions Drive												
Paving 1 1/2 inch AC Overlay		*$49,998*										
Slurry Seal	*$9,802*					*$10,832*					*$11,970*	
PCC Rolled Curbs with Gutters							*$39,342*					
Tubular Steel 4 ft Gate												
Fire Hydrant							*$10,088*					

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Fire Hydrant Painting					*$81*					*$89*		
Category Subtotal :	$9,802	$49,998			$81	$10,832	$49,430			$89	$11,970	
Reserve Category : Torrey Pines												
Paving 1 1/2 inch AC Overlay		*$48,381*										
Slurry Seal	*$9,485*					*$10,482*					*$11,583*	
PCC Rolled Curbs with Gutters							*$40,099*					
PCC Apron							*$4,119*					
Fire Hydrant							*$5,044*					
Fire Hydrant Painting					*$40*					*$45*		
Category Subtotal :	$9,485	$48,381			$40	$10,482	$49,262			$45	$11,583	
Reserve Category : Stonehaven Court												
Paving 1 1/2 inch AC Overlay		*$169,582*										
Slurry Seal	*$33,245*					*$36,739*					*$40,599*	
PCC Rolled Curbs with Gutters							*$130,385*					
PCC Curbs							*$3,531*					
PCC Mail Box Pad Large							*$5,044*					
Back Flow Preventer												*$929*
Fire Hydrant							*$20,176*					
Fire Hydrant Painting					*$162*					*$179*		
Category Subtotal :	$33,245	$169,582			$162	$36,739	$159,136			$179	$40,599	$929
Reserve Category : Grayhawk Drive												
Paving 1 1/2 inch AC Overlay		*$151,268*										
Slurry Seal	*$29,655*					*$32,771*					*$36,215*	
PCC Rolled Curbs with Gutters							*$119,793*					
PCC Apron							*$4,203*					
PCC Mail Box Pad Large							*$2,522*					
Tubular Steel 4 ft Fencing												
Fire Hydrant							*$20,176*					
Fire Hydrant Painting					*$162*					*$179*		
Category Subtotal :	$29,655	$151,268			$162	$32,771	$146,694			$179	$36,215	

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Reserve Category : Grayhawk Court												
Paving 1 1/2 inch AC Overlay		*$8,786*										
Slurry Seal	*$1,722*					*$1,903*					*$2,103*	
PCC Rolled Curbs with Gutters							*$4,540*					
PCC Apron							*$6,725*					
Category Subtotal :	$1,722	$8,786				$1,903	$11,265				$2,103	
Reserve Category : Lytham Court												
Paving 1 1/2 inch AC Overlay		*$8,786*										
Slurry Seal	*$1,722*					*$1,903*					*$2,103*	
PCC Rolled Curbs with Gutters							*$4,540*					
PCC Apron							*$6,725*					
Category Subtotal :	$1,722	$8,786				$1,903	$11,265				$2,103	
Reserve Category : St Georges Court												
Paving 1 1/2 inch AC Overlay		*$15,652*										
Slurry Seal	*$3,068*					*$3,391*					*$3,747*	
PCC Rolled Curbs with Gutters							*$10,088*					
PCC Apron							*$4,371*					
Category Subtotal :	$3,068	$15,652				$3,391	$14,459				$3,747	
Reserve Category : Lahinch Court												
Paving 1 1/2 inch AC Overlay		*$22,308*										
Slurry Seal	*$4,373*					*$4,833*					*$5,341*	
PCC Rolled Curbs with Gutters							*$16,393*					
Category Subtotal :	$4,373	$22,308				$4,833	$16,393				$5,341	
Reserve Category : Portrusa Court												
Paving 1 1/2 inch AC Overlay		*$29,002*										
Slurry Seal	*$5,686*					*$6,283*					*$6,943*	
PCC Rolled Curbs with Gutters							*$21,941*					
Fire Hydrant							*$5,044*					
Fire Hydrant Painting					*$40*					*$45*		

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Category Subtotal :	$5,686	$29,002			$40	$6,283	$26,985			$45	$6,943	
Reserve Category : Turnberry Court												
Paving 1 1/2 inch AC Overlay		*$34,004*										
Slurry Seal	*$6,666*					*$7,367*					*$8,141*	
PCC Rolled Curbs with Gutters							*$26,228*					
Category Subtotal :	$6,666	$34,004				$7,367	$26,228				$8,141	
Reserve Category : Ballybunion Drive												
Paving 1 1/2 inch AC Overlay		*$70,328*										
Slurry Seal	*$13,787*					*$15,236*					*$16,837*	
PCC Rolled Curbs with Gutters							*$56,239*					
Fire Hydrant							*$15,132*					
Fire Hydrant Painting					*$121*					*$134*		
Access Road Paving 1 1/2 inch Overlay		*$1,141*										
Access Road Slurry Seal	*$224*					*$247*					*$273*	
Category Subtotal :	$14,011	$71,469			$121	$15,483	$71,371			$134	$17,110	
Reserve Category : Gullane Court												
Paving 1 1/2 inch AC Overlay		*$11,049*										
Slurry Seal	*$2,166*					*$2,394*					*$2,645*	
PCC Rolled Curbs with Gutters							*$7,061*					
Category Subtotal :	$2,166	$11,049				$2,394	$7,061				$2,645	
Reserve Category : Ballybunion Court												
Paving 1 1/2 inch AC Overlay		*$11,183*										
Slurry Seal	*$2,192*					*$2,423*					*$2,677*	
PCC Rolled Curbs with Gutters							*$7,314*					
Category Subtotal :	$2,192	$11,183				$2,423	$7,314				$2,677	
Reserve Category : Landscaping												
Landscaping Renovation	*$14,913*	*$15,214*	*$15,521*	*$15,835*	*$16,154*	*$16,480*	*$16,813*	*$17,152*	*$17,499*	*$17,852*	*$18,212*	*$18,580*

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserve Category : Block Walls												
Block Wall Repairs		$7,607										$9,290
Reserve Category : Street Signs and Stop Signs												
Street Signs and Stop Signs Repairs		$3,804					$4,203					$4,645
Reserve Category : Crackfill												
Paving Crackfill	$14,913		$15,521		$16,154		$16,813		$17,499		$18,212	
Reserve Category : Riviera Court The Gallery												
Paving 1 1/2 inch Overlay		$11,259										
Slurry Seal	$2,207					$2,439					$2,695	
PCC Rolled Curbs with Gutters							$8,070					
PCC Apron							$3,531					
Fire Hydrant							$5,044					
Fire Hydrant Painting					$40					$45		
Category Subtotal :	$2,207	$11,259			$40	$2,439	$16,645			$45	$2,695	
Reserve Category : Cruden Bay Drive The Gallery												
Paving 1 1/2 inch AC Overlay		$84,706										
Slurry Seal	$16,606					$18,351					$20,279	
PCC Rolled Curbs with Gutters							$61,536					
PCC Curbs							$2,236					
PCC Apron							$6,221					
PCC Swale							$2,522					
PCC Mail Box Pad Medium							$841					
PCC Mail Box Pad Small							$420					
Fire Hydrant							$10,088					
Fire Hydrant Painting					$81					$89		
Fencing Chain Link 6 ft												$4,459
Category Subtotal :	$16,606	$84,706			$81	$18,351	$83,864			$89	$20,279	$4,459
Reserve Category : Turnberry Court The Gallery												
Paving 1 1/2 inch AC Overlay		$14,339										

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Dayton Valley Community Association 2017 Funding Study Expenses by Calendar Year - Continued

Item Description	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*
Slurry Seal	*$2,811*					*$3,107*					*$3,433*	
PCC Rolled Curbs with Gutters							*$5,296*					
PCC Curbs							*$1,648*					
PCC Apron							*$4,960*					
Category Subtotal :	$2,811	$14,339				$3,107	$11,904				$3,433	
Reserve Category : Wentworth Circle The Gallery												
Paving 1 1/2 inch AC Overlay		*$5,078*										
Slurry Seal	*$101*					*$111*					*$123*	
PCC Rolled Curbs with Gutters							*$4,035*					
Category Subtotal :	$101	$5,078				$111	$4,035				$123	
Expense Totals :	***$605,364***	***$2,691,063***	***$34,147***	***$17,418***	***$35,176***	***$646,726***	***$1,707,343***	***$20,583***	***$36,747***	***$24,591***	***$732,895***	***$72,647***

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BUILDING CONSULTANTS
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May 10, 2017

Year	Category	Item Name	Expense
2017	Glen Eagles Court	PCC Valley Gutters at Zero Life	$153
	Palmer Drive Entry	Fence and Gates Painting	$2,040
		Immediate Repairs of Block Wall	$510
		Water Feature Repairs	$3,061
		Guard House Paint Exterior	$1,020
		Palmer Drive Entry Subtotal = $6,631.00	
	Landscaping	Landscaping Renovation	$10,202
			2017 Annual Expense Total = $16,986
2018	Landscaping	Landscaping Renovation	$10,408
	Crackfill	Paving Crackfill	$10,408
			2018 Annual Expense Total = $20,816
2019	Bayhill Drive Entry	Guard House Stain Exterior	$1,062
	Landscaping	Landscaping Renovation	$10,618
			2019 Annual Expense Total = $11,680
2020	Bayhill Drive Entry	Fire Hydrant Painting	$27
	Bayhill Circle	Fire Hydrant Painting	$135
	Augusta Court	Fire Hydrant Painting	$54
	Glen Eagles Court	Fire Hydrant Painting	$27
	Pebble Beach Court	Fire Hydrant Painting	$54
	Spyglass Court	Fire Hydrant Painting	$27
	St Andrews Drive	Fire Hydrant Painting	$244
	Carnoustie Court	Fire Hydrant Painting	$27
	Canterbury Court	Fire Hydrant Painting	$27
	Cypress Point	Fire Hydrant Painting	$244
	Inverness Court	Fire Hydrant Painting	$27
	Lakeview Drive	Fire Hydrant Painting	$135
	La Costa Avenue	Fire Hydrant Painting	$135
	La Costa Circle	Fire Hydrant Painting	$54

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Year	Category	Item Name	Expense
2020	*Sawgrass Lane*	Fire Hydrant Painting	$81
	Royal Troon Drive	Fire Hydrant Painting	$135
	Champions Drive	Fire Hydrant Painting	$54
	Torrey Pines	Fire Hydrant Painting	$27
	Stonehaven Court	Fire Hydrant Painting	$108
	Grayhawk Drive	Fire Hydrant Painting	$108
	Portrusa Court	Fire Hydrant Painting	$27
	Ballybunion Drive	Fire Hydrant Painting	$81
	Landscaping	Landscaping Renovation	$10,832
	Crackfill	Paving Crackfill	$10,832
	Riviera Court The Gallery	Fire Hydrant Painting	$27
	Cruden Bay Drive The Gallery	Fire Hydrant Painting	$54
			2020 Annual Expense Total = $23,583
2021	*Bayhill Drive Entry*	Slurry Seal	$2,666
	Bayhill Circle	Slurry Seal	$50,265
	Augusta Court	Slurry Seal	$9,645
	Glen Eagles Court	Slurry Seal	$6,829
	Pebble Beach Court	Slurry Seal	$6,769
	Doral Court	Slurry Seal	$1,915
	Riviera Court	Slurry Seal	$787
	Cypress Court	Slurry Seal	$1,956
	Spyglass Court	Slurry Seal	$1,160
	St Andrews Drive	Slurry Seal	$38,379
	Kingsbarn Court	Slurry Seal	$3,213
	Carnoustie Court	Slurry Seal	$7,266
	Prestwick Court	Slurry Seal	$1,735
	Murfield Court	Slurry Seal	$2,147
	Canterbury Court	Slurry Seal	$3,404
	Cypress Point	Slurry Seal	$11,573
	Inverness Court	Slurry Seal	$3,603
	Poppy Hill Court	Slurry Seal	$1,616
	Lakeview Drive	Slurry Seal	$21,527
	Moore Avenue	Slurry Seal	$2,873
	Palmer Drive Entry	Slurry Seal	$1,807
	Palmer Drive	Slurry Seal	$31,406
	La Costa Avenue	Slurry Seal	$33,639
	La Costa Court	Slurry Seal	$2,467

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Year	Category	Item Name	Expense
2021	*La Costa Circle*	Slurry Seal	$14,573
		Access Road Slurry Seal	$1,398
		La Costa Circle Subtotal = $15,971.00	
	Sawgrass Court	Slurry Seal	$1,329
	Sawgrass Lane	Slurry Seal	$20,289
	Royal Troon Drive	Slurry Seal	$22,975
	Dornoch Court	Slurry Seal	$1,738
	Birkdale Court	Slurry Seal	$1,782
	La Quinta Court	Slurry Seal	$2,047
	Champions Drive	Slurry Seal	$7,263
	Torrey Pines	Slurry Seal	$7,028
	Stonehaven Court	Slurry Seal	$24,635
	Grayhawk Drive	Slurry Seal	$21,974
	Grayhawk Court	Slurry Seal	$1,276
	Lytham Court	Slurry Seal	$1,276
	St Georges Court	Slurry Seal	$2,274
	Lahinch Court	Slurry Seal	$3,241
	Portrusa Court	Slurry Seal	$4,213
	Turnberry Court	Slurry Seal	$4,940
	Ballybunion Drive	Slurry Seal	$10,216
		Access Road Slurry Seal	$166
		Ballybunion Drive Subtotal = $10,382.00	
	Gullane Court	Slurry Seal	$1,605
	Ballybunion Court	Slurry Seal	$1,624
	Landscaping	Landscaping Renovation	$11,051
	Riviera Court The Gallery	Slurry Seal	$1,636
	Cruden Bay Drive The Gallery	Slurry Seal	$12,305
	Turnberry Court The Gallery	Slurry Seal	$2,083
	Wentworth Circle The Gallery	Slurry Seal	$75
2021 Annual Expense Total = $433,659			
2022	*Bayhill Drive Entry*	Gate Key Pad	$1,691
		Gate Pedestrian Key Pad	$1,127
		Guard House Security Systems	$2,818
		Guard House Sprinkler Timing Station	$282
		Fence and Gates Painting	$2,255
		Bayhill Drive Entry Subtotal = $8,173.00	
	Augusta Court	Sprinkler Timing Station	$282

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Year	*Category*	*Item Name*	*Expense*
2022	*Glen Eagles Court*	Sprinkler Timing Station	$282
	Spyglass Court	Sprinkler Timing Station	$282
	Palmer Drive Entry	Gate Key Pad	$1,691
		Guard House Paint Exterior	$1,127
		Guard House Security Systems	$2,818
		Guard House Sprinkler Timing Station	$282
		Palmer Drive Entry Subtotal = $5,918.00	
	Palmer Drive	Sprinkler Timing Station	$846
	Sawgrass Court	Sprinkler Timing Station	$282
	Sawgrass Lane	Sprinkler Timing Station	$282
	Landscaping	Landscaping Renovation	$11,274
	Street Signs and Stop Signs	Street Signs and Stop Signs Repairs	$2,818
	Crackfill	Paving Crackfill	$11,274
			2022 Annual Expense Total = $41,713

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Funding Reserve Analysis

for

Dayton Valley Community Association 2020 Financial Update

July 8, 2019



Dayton Valley Community Association

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Funding Reserve Analysis

for

Dayton Valley Community Association 2020 Financial Update

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July 8, 2019

Ms. Ginny Spencer
Camco Homeowners Association Management
704 W. Nye Lane, Suite 101
Carson City, Nevada 89703

Subject: Dayton Valley Community Association 2020 Financial Update

Ms. Spencer,

Resource 1 BC is pleased to present to Ms. Ginny Spencer the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

Project Description

Dayton Valley Community Association is located Bayhill Drive and Palmer Drive in Dayton, Nevada. The project consists of 824 units. The homeowners maintain their homes, sidewalks, fences and lots. The Association maintains the private streets, gates, common area sidewalks, common area landscaping, mailbox pads and common areas. The project was started in 1996 and is considered to be 24 years old. The detention pond, Lyon County parcel 029-162-32, in The Gallery, is owned by Kay Stafford and is not included in this reserve study.

As per NRS 116, a financial update, without a site visit, is recommended annually {as inflation rates may change, the amount in the reserve account changes, component costs change}, and a new reserve study, with a site visit, is required every five years, which would be before October 2021.

Depth of Study

Reserve Study Update without Field Inspection A field inspection of the facility improvements was not made for this reserve study. Substantial reliance was placed on the previous reserve study supplied by the client, which was prepared by Resource 1 BC and dated May 10, 2017.

Summary of Financial Assumptions

The below table contains a partial summary of membership and reserve fund balance provided by Ms. Ginny Spencer for the Dayton Valley Community Association 2020 Financial Update funding study.

Reserve Study by Calendar Year Starting	*January 1, 2020*
Funding Study Length	*30 Years*
Number of Assessment Paying Members	*824*
Reserve Balance as of January 1, 2020[1]	*$1,991,988*
Annual Inflation Rate	*2.40%*
Tax Rate on Reserve Interest [2]	*30.00%*
Minimum Reserve Account Balance	*$0*
Assessment Change Period	*5 Years*
Annual Operating Budget	*$0*

[1] See "Financial Condition of Association" in this report.

[2] Taxed as an IRS exempt association

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Reserve Study Assumptions

- •Cost estimates and financial information are accurate and current.
- •No unforeseen circumstances will cause a significant reduction of reserves.
- •Sufficient comprehensive property insurance exists to protect from insurable risks.
- •The association plans to continue to maintain the existing common areas and amenities.
- •Reserve payments occur at the end of every calendar month.
- •Expenses occur at the end of the expense year.

Initial Reserves

Initial reserves for this Reserve Study were known to be $1,991,988 on January 1, 2020. Based upon a study start date of January 1, 2020 a total of 0 days of accrued interest at 0.01 percent per annum were compounded to yield an initial reserve balance of $1,991,988.
The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Recommended Payment Schedule

The below table contains Resource 1 BC recommended schedule of payments for the next five years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds.

Proposed Assessment Schedule

Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2020	$35.33	$424	$29,112	$349,343	$2,318,481
2021	$35.33	$424	$29,112	$349,343	$2,557,897
2022	$35.33	$424	$29,112	$349,343	$2,884,595
2023	$35.33	$424	$29,112	$349,343	$3,118,329
2024	$35.33	$424	$29,112	$349,343	$2,778,959
2025	$35.33	$424	$29,112	$349,343	$3,004,600

Assessment Change Period

Resource 1 BC is using a 5 years assessment change period, as a new reserve study is required every five years. Resource 1 BC recommends a financial update every year. Ongoing repairs, reserve account balances changes, costs of component changes, inflation rate changes and reserve funds interest rate changes are some of the variables that affect reserve assessments.

Financial Condition of Association

Dayton Valley Community Association's current reserve funding is in excellent financial condition and/or is adequately funded. The overall status of the reserve of the association is in excellent financial condition and/or is adequately funded. The reserve account is in excess of the total present cost depreciation, which is $1,828,968.91. See present cost report. The association is fully funded. Resource 1 BC does not know if the reserve account was reconciled as the amount was given to Resource 1 BC by the Community Manager. The interest rate the reserve funds earned was given to Resource 1 BC by the Community Manager.

Funding Method or Reserve Study Goal

Resource 1 BC uses the Baseline Funding Method in the calculation of reserve assessments. This means the reserve fund goal is a minimum account balance consistent with the cash demands of maintenance and replacement of reserve items.

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Next Full Service Reserve Study Required Date

Dayton Valley Community Association will need a new full service reserve study in place before October 4, 2021.

Contents to Budget to Maintain Reserves NAC 116.415

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve: 1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and 2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152: (a) The reason for the difference; and (b) How this difference is proposed to be resolved by the executive board. (Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R135-09, 8-13-2010 Adopted Regulation R050-13)

State of Nevada Annual Association Registration

The State of Nevada Real Estate Division requires an Annual Association Registration to be filed with the Ombudsman every year. The form can be obtained from this link: http://red.state.nv.us/forms/609.pdf Resource 1 BC can offer some assistance in completing this form. Revised January 20, 2016. Please feel free to contact us.

Study Start and Study End Date

This Reserve Study encompases 30 Years. The Study Start Date is January 1, 2020 and the study ends on December 31, 2049.

Date of Physical Inspection

Dayton Valley Community Association 2020 Financial Update HOA was physically inspected by Resource 1 BC on October 04, 2016.

Governing Documents

A review was not made of the CCR's (conditions, covenants and restrictions) governing documents.

Plats and Other Industry Resources Used to Prepare this Study

Plats or other industry resources were not used in preparing this reserve study.

Inflation Rate

According to the average inflation rate from InflationData.com [historical CPI] from 2.40 percent. This average is the inflation rate used in this reserve study and over the 30 year period. Resource 1 BC recommends annual updates because inflation rates will vary in the future, affecting reserve assessments.

Crude Oil Price

On July 8, 2019 the price of crude oil was $57.51 per barrel. As this price continues to rise or fall, the price of petroleum based products, such as asphalt, slurry seal and roofing will also be increased or decreased.

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Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.
Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.
Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum.As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Major Component of the Common Elements Defined NAC 116.046

NAC 116.046 "Major components" means the major components of the common elements, whether real or personal property, which the association is responsible for maintaining, repairing, replacing or restoring, including, without limitation, amenities, improvements, furnishings, fixtures, finishes, systems and equipment.

Study of Reserves NRS 116.31152

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study. The executive board shall: 1. At least once every 5 years, cause to be conducted a (a) study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; At least annually, review the results of that study (b) to determine whether those reserves are sufficient; and At least annually, make any adjustments to the (c) association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves. Except as otherwise provided in this subsection, the 2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS. If the common-interest community contains 20 or fewer units and is located in a county whose population is less than 55,000, the study of the reserves required by subsection 1 may be conducted by any person whom the executive board deems qualified to conduct the study. The study of the reserves must include, without 3. limitation: A summary of an inspection of the major components (a) of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; An identification of the major components of the (b) common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore which have a remaining useful life of less than 30 years; An estimate of the remaining useful life of each (c) major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore identified pursuant to paragraph (b); An estimate of the cost of maintenance, repair, (d) replacement or restoration of each major component of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b) during and at the end of its useful life; and An estimate of the total annual assessment that may (e) be necessary to cover the cost of maintaining, repairing, replacement or restoration of the major components of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b), after subtracting the reserves of the association as of the date of the study, and an estimate of the funding plan that may be necessary to provide adequate funding for the required reserves. A summary of the study of the reserves required by 4. subsection 1 must be submitted to the Division not later than 45 days after the date that the executive board adopts the results of the study. If a common-interest community was developed as part 5. of a planned unit development pursuant to chapter 278A of NRS and is subject to an agreement with a city or county to receive credit against the amount of the residential construction tax that is imposed pursuant to NRS 278.4983 and 278.4985, the association that is organized for the common-interest community may use the money from that credit for the repair, replacement or restoration of park facilities and related improvements if: The park facilities and related

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improvements are (a) identified as major components of the common elements of the association; and The association is obligated to repair, replace or (b) restore the park facilities and related improvements in accordance with the study of the reserves required by subsection 1. (Added to NRS by 1999, 2994; A 2003, 2241; 2005, 2606; 2009, 1736, 2213; 2011, 1144)

Reserve Study Contents NAC 116.425

NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615) 1. A reserve study must, in addition to the requirements set forth in NRS 116.31152, include: (a) A 30-year schedule which shows: (1) The actual or projected beginning balance of the reserve fund; (2) The projected increase in reserve contributions to the reserves, adjusted for inflation, that will be required in any given year to provide adequately funded reserves; (3) The estimated interest income, net of federal income tax, earned in the reserve fund; and (4) The projected expenditures from the reserve fund; (5) The projected ending balance of the reserve fund; (b) The names and credentials of any consultants and other persons with expertise used to assist in the preparation of the reserve study; (c) Any written reports prepared by consultants and other persons with expertise; (d) If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations were selected and the reasons for their selection; (e) The number of units in the association; (f) A general statement describing the current status of the reserve fund; (g) A general statement describing the overall status of the reserves of the association; (h) The beginning and ending date for which the reserve study is prepared; (i) A general statement describing the reconciliation, development or computation of the initial balance of the reserve fund; (j) A listing and detailed description of each major component of the common elements; (k) A table showing the remaining useful life of each major component of the common elements from the time of each component's initial or last installation, maintenance, repair, replacement or restoration; (l) Using the current replacement cost, a 30-year table that reflects the projected ending reserve fund balance for each year as compared to the fully funded balance for that year; (m) A general statement describing the objectives of the funding plan that is designed to allocate the costs for the maintenance, repair, replacement and restoration of the major components of the common elements and the methods used in projecting the 30-year funding plan, using the following terms and discussing, where applicable: (1) Full funding; (2) Threshold funding; and (3) Baseline funding; (n) A statement identifying the sources relied upon to obtain an estimate for the cost to maintain, repair, replace or restore a major component of the common elements; (o) A detailed description of the type of reserve study that was performed and the level of service accorded to the reserve study, including whether the reserve study was: (1) A full reserve study in which the following tasks were performed: (I) An inventory and measurement of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; (2) An update to a previous reserve study made pursuant to a visit to the site of the common-interest community in which the following tasks were performed; (I) A verification of a previous inventory of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. Unless new major components of the common elements have been added, or the existing inventory has changed, since the last reserve study, a quantification is not required. (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair ,replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) development of a funding plan; or (3) An update to a previous reserve study made without a visit to the site of the common-interest community in which the following tasks were performed: (I) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) Financial analysis of data and the status of the reserve fund; and (III) Development of a funding plan; (p) The disclosures set forth in NAC 116.430; and (q) A statement, prominently displayed, which reads substantially as follows:

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1.The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

2. Material issues which are not disclosed to the person conducting the study of the reserves would cause the condition of the association to be misrepresented. 3. As used in this section, “adequately funded reserves” means the funds sufficient to maintain the common elements: (a) At the level described in the governing documents and in a reserve study; and (b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events. (Added to NAC by Comm’n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm’n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008 Adopted Regulation R050-13)

Reserve Study Disclosures NAC 116.430

NAC 116.430 Reserve study: Required disclosures. (NRS 116.31152, 116.615) A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 1. The background, training, qualifications and references that would qualify the person conducting or assisting in the preparation of the reserve study as competent to conduct or assist in the preparation of the reserve study. 2. Any relationship which could result in actual or perceived conflicts of interest. 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of $1,000,000. 4. The method or methods for determining the common area components based on: (a) An actual on-site inspection of the common elements with representative sampling; (b) An inventory and material information provided by the client; (c) A previous reserve study and the date of that study; or (d) Plats, governing documents or any other additional industry resources used by the person conducting or assisting in the preparation of the reserve study 5. Industry sources used for determining: (a) The life of a major component of the common elements; and (b) The cost of maintaining, repairing, replacing or restoring a major component of the common elements. 6. If known, any guarantees, express or implied, that are provided by any component manufacturer or service provider, with the predictions that would affect the cost or life expectancy of any of the major components. 7. The source of the initial reserve fund balance presented in the reserve study. 8. Whether a reserve assessment is anticipated during the current 30-year life of the reserve study. 9. The source of the interest rate and inflation rate assumptions used in the 30-year projection. 10. A statement, prominently displayed, which reads substantially as follows:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

11. A listing of any significant components of the common-interest community that the association may be obligated to maintain, repair, replace or restore which are not included in the funding projection in the reserve study and the reason for excluding those components from that funding projection.

12. For updated reserve studies, a statement, prominently displayed, which reads substantially as follows:

Quantities of major components of the common elements as reported in previous reserve studies are deemed to be accurate and reliable. This reserve study relies upon the validity of previous reserve studies.

(Added to NAC by Comm’n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm’n for Common-

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Interest Communities & Condo. Hotels by R145-06, 4-17-2008. Adopted Regulation R050-13)

Annual Distribution of Budgets NRS 116.31151

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets and policy for collection of fees, fines, assessments or costs; ratification of budget. Except as otherwise provided in subsection 2 and 1. unless the declaration of a common-interest community imposes more stringent standards, the executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of: The budget for the daily operation of the (a) association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. The budget to provide adequate funding for the (b) reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: The current estimated replacement cost, (1) estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; As of the end of the fiscal year for which (2) the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; A statement as to whether the executive board (3) has determined or anticipates that the levy of one or more special assessments will be necessary to repair, replace or restore any major component of the common elements or any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore or to provide adequate funding for the reserves designated for that purpose; and A general statement describing the procedures (4) used for the estimation and accumulation of cash reserves pursuant to subparagraph (2), including, without limitation, the qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152 .In lieu of distributing copies of the budgets of the 2. association required by subsection 1, the executive board may distribute to each unit's owner a summary of those budgets, accompanied by a written notice that: The budgets are available for review at the business (a) office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and Copies of the budgets will be provided upon (b) request. Within 60 days after adoption of any proposed budget 3. for the common-interest community, the executive board shall provide a summary of the proposed budget to each unit's owner and shall set a date for a meeting of the units' owners to consider ratification of the proposed budget not less than 14 days or more than 30 days after the mailing of the summaries. Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the units' owners ratify a subsequent budget proposed by the executive board. The executive board shall, at the same time and in 4. the same manner that the executive board makes the budget available to a unit's owner pursuant to this section, make available to each unit's owner the policy established for the association concerning the collection of any fees, fines, assessments or costs imposed against a unit's owner pursuant to this chapter. The policy must include, without limitation: The responsibility of the unit's owner to pay any (a) such fees, fines, assessments or costs in a timely manner; and The association's rights concerning the collection (b) of such fees, fines, assessments or costs if the unit's owner fails to pay the fees, fines, assessments or costs in a timely manner. (Added to NRS by 1999, 2993; A 2003, 2241; 2005, 2605; 2009, 1205, 1735, 2806)

Audits NRS 116.31144

NRS 116.31144 Audit and review of financial statements. Except as otherwise provided in subsection 2, the 1. executive board shall: If the annual budget of the association is $45,000 (a) or more but less than $75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152.

If the annual budget of the association is $75,000 (b) or more but less than $150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. If the annual budget of the association is $150,000 (c) or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year. Except as otherwise provided in this subsection, for 2. any fiscal year, the executive board of an association shall cause the financial statement for that fiscal year to be audited by an independent

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certified public accountant if, within 180 days before the end of the fiscal year, 15 percent of the total number of voting members of the association submit a written request for such an audit. The provisions of this subsection do not apply to an association described in paragraph (c) of subsection 1. The Commission shall adopt regulations prescribing 3. the requirements for the auditing or reviewing of financial statements of an association pursuant to this section. Such regulations must include, without limitation: The qualifications necessary for a person to audit (a) or review financial statements of an association; and The standards and format to be followed in auditing (b) or reviewing financial statements of an association. (Added to NRS by 2005, 2584; A 2009, 462; 2011, 988)

Summary of Findings

Resource 1 BC has estimated future projected expenses for Dayton Valley Community Association 2020 Financial Update based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.
Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Dayton Valley Community Association 2020 Financial Update Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Ms. Ginny Spencer represents and warrants that the information provided to Resource 1 BC, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that Resource 1 BC may rely upon such information and documents without further verification or corroboration.Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Ms. Ginny Spencer shall provide to Resource 1 BC Ms. Ginny Spencer's best-estimated age of that item. If Ms. Ginny Spencer is unable to provide an estimate of a Reserve Item's age, Resource 1 BC shall make its own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to Resource 1 BC. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough? To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation.Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Resource 1 BC believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once a year
- At changes in interest rates

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•At changes in inflation rates
•At changes in the number of dues paying members
•Before starting new improvements
•Before making changes to the property
•After a flood or fire
•After the change of ownership or management
•After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzies and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Camco Homeowners Association Management for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Construction Defects

Resource 1 BC has no knowledge of construction defects and/or potential or active lawsuits on this project. This reserve study reflects that there are no known construction defects.

State of Nevada Business License

Resource 1 BC has a Nevada State Business License. Nevada Business Identification # NV20001014373.

Professional Liability Insurance NAC 116.430

Resource 1 BC carries full professional liability insurance with coverage of $1,000,000. See NAC 116.430 " A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve

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study the following disclosures: 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of $1,000,000." Resource 1 BC carries Errors and Omission's and Workman's Compensation.

Reserve Specialist Requirements NRS 116.31152

2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

Statement of Qualifications

Resource 1 BC is a professional in the business of preparing reserve studies for community associations. Resource 1 BC is familiar with construction practices, construction costs, and contracting practices in Nevada. Kenneth Rowan was a CAI certified Reserve Study Specialist. Kenneth Rowan has a State of Nevada Reserve Specialist Permit. Christine Rowan is an associate. Christine was a CAI certified Reserve Study Specialist. Christine Rowan does reserve studies working with a permitted State of Nevada reserve specialist, Kenneth, as per NRS 116A.420 (7).

Kenneth R. Rowan Background

Kenneth R. Rowan

University of Nevada, Reno - B.Sc. Business Administration

State of Nevada Reserve Specialist Permit RSS.0000002

CAI-RS Reserve Specialist Certification #00064 from 2002 to 2014

State of Nevada Inspector of Structures Master IOS.0000008-M from 1999 to 2018

OSHA Supervisor Construction Safety Class, Western Nevada College-30 hours of training (Occupational Safety and Health Administration).

Master Inspector Class, Western Nevada Community College- 24 hours of training (ADA Inspections).

General Inspector Class, Western Nevada Community College- 40 hours of training (Uniform Building Code)

Residential Inspector Class, Western Nevada Community College- 40 hours of training

Commercial Property Inspection Course, inspection Training Associates- 16 hours of training

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Past HOA President Riverbend and Meadowridge Associations

Christine M. Rowan Associate Background

Christine M. Rowan

University of California, Los Angeles: BA Degree in Psychology and Biology

University of Pepperdine: MBA Degree

Resource 1 BC Associate from May 2005 to present

CAI-RS Reserve Specialist Certification #00193 from 2010 to 2013

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Past HOA President Riverdale Association

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Conflict of Interest

As the preparer of this reserve study, Resource 1 BC certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Resource 1 BC would like to thank Camco Homeowners Association Management for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:

Christine Rowan
Associate

Kenneth Rowan
State of Nevada Reserve Study Specialist
Permit # RSS.0000002

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Bayhill Drive Entry					
Paving 1 1/2 inch AC Overlay	$12,063	12 Years	25 Years	$16,474	Yes
PCC Apron	$6,840	12 Years	30 Years	$9,342	Yes
PCC Curbs	$2,800	17 Years	30 Years	$4,311	Yes
PCC Curbs with Gutters	$6,150	17 Years	30 Years	$9,469	Yes
PCC Sidewalks	$14,400	17 Years	30 Years	$22,171	Yes
PCC Pavers	$3,840	17 Years	30 Years	$5,912	Yes
PCC Boarder Around Pavers	$2,400	12 Years	30 Years	$3,278	Yes
Gate Key Pad	$1,500	2 Years	10 Years	$1,612	Yes
Gate Metal	$6,000	17 Years	30 Years	$9,238	Yes
Gate Motor	$20,000	7 Years	15 Years	$24,229	Yes
Gate Loops	$4,100	19 Years	20 Years	$6,623	Yes
Gate Pedestrian	$1,000	17 Years	30 Years	$1,540	Yes
Gate Pedestrian Key Pad	$1,000	2 Years	10 Years	$1,075	Yes
Block Wall	$19,500	17 Years	40 Years	$30,024	Yes
Back Flow Preventer Rebuild	$1,500	7 Years	20 Years	$1,817	Yes
Guard House Roof Metal	$0.04	37 Years	50 Years	$0	Yes
Guard House Stain Exterior	$1,000	0 Years	5 Years	$1,024	Yes
Guard House Lighting Exterior	$300	7 Years	20 Years	$363	Yes
Guard House Electric Panel	$1,500	16 Years	40 Years	$2,255	Yes
Guard House Interior Remodel	$1,000	7 Years	20 Years	$1,211	Yes
Guard House Sprinkler Timing Station	$250	2 Years	10 Years	$269	Yes
PCC Pavers at Pedistrian Gates	$1,520	17 Years	30 Years	$2,340	Yes
Tubular Steel 6 ft Fencing	$3,300	17 Years	30 Years	$5,081	Yes
Fence and Gates Painting	$2,000	2 Years	7 Years	$2,149	Yes
Pillars Rock Repairs	$6,000	17 Years	30 Years	$9,238	Yes
Fire Hydrant Rebuild	$3,000	17 Years	40 Years	$4,619	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Gate Chassis	$500	7 Years	10 Years	$606	Yes
Bayhill Circle					
Paving 1 1/2 inch AC Overlay	$227,425	12 Years	25 Years	$310,601	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Rolled Curbs with Gutters	$133,740	17 Years	30 Years	$205,916	Yes
PCC Sidewalks	$17,640	12 Years	30 Years	$24,091	Yes
PCC Mail Box Pad Large	$1,500	12 Years	30 Years	$2,049	Yes
PCC Mail Box Pad Medium	$1,000	12 Years	30 Years	$1,366	Yes
PCC Mail Box Pad Small	$750	12 Years	30 Years	$1,024	Yes
Lighting Site Overhead Rewiring	$4,000	17 Years	40 Years	$6,159	Yes
Fire Hydrant Rebuild	$15,000	17 Years	40 Years	$23,095	Yes
Fire Hydrant Painting	$125	0 Years	5 Years	$128	Yes
Augusta Court					
Paving 1 1/2 inch AC Overlay	$43,638	12 Years	25 Years	$59,597	Yes
PCC Rolled Curbs with Gutters	$34,020	17 Years	30 Years	$52,380	Yes
PCC Curbs	$1,330	17 Years	30 Years	$2,048	Yes
PCC Mail Box Pad Small	$250	12 Years	30 Years	$341	Yes
Sprinkler Timing Station	$250	2 Years	10 Years	$269	Yes
Back Flow Preventer Rebuild	$250	7 Years	20 Years	$303	Yes
Lighting Site Overhead Rewiring	$2,500	17 Years	40 Years	$3,849	Yes
Fire Hydrant Rebuild	$6,000	17 Years	40 Years	$9,238	Yes
Fire Hydrant Painting	$50.00	0 Years	5 Years	$51	Yes
Glen Eagles Court					
Paving 1 1/2 inch AC Overlay	$30,900	12 Years	25 Years	$42,201	Yes
PCC Rolled Curbs with Gutters	$21,420	17 Years	30 Years	$32,980	Yes
PCC Curbs	$1,750	17 Years	30 Years	$2,694	Yes
PCC Valley Gutters	$1,680	17 Years	30 Years	$2,587	Yes
PCC Valley Gutters at Zero Life	$180	0 Years	30 Years	$184	Yes
Sprinkler Timing Station	$250	2 Years	10 Years	$269	Yes
Back Flow Preventer Rebuild	$250	7 Years	20 Years	$303	Yes
Lighting Site Overhead Rewiring	$500	17 Years	40 Years	$770	Yes
Fire Hydrant Rebuild	$3,000	17 Years	40 Years	$4,619	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Pebble Beach Court					
Paving 1 1/2 inch AC Overlay	$30,625	12 Years	25 Years	$41,825	Yes
PCC Rolled Curbs with Gutters	$23,760	17 Years	30 Years	$36,583	Yes
PCC Curbs	$1,400	17 Years	30 Years	$2,156	Yes
PCC Valley Gutters	$1,140	7 Years	30 Years	$1,381	Yes
Back Flow Preventer Rebuild	$250	7 Years	20 Years	$303	Yes
Lighting Site Overhead Rewiring	$500	17 Years	40 Years	$770	Yes
Fire Hydrant Rebuild	$6,000	17 Years	40 Years	$9,238	Yes
Fire Hydrant Painting	$50.00	0 Years	5 Years	$51	Yes
Doral Court					
Paving 1 1/2 inch AC Overlay	$8,663	12 Years	25 Years	$11,831	Yes
PCC Rolled Curbs with Gutters	$5,760	17 Years	30 Years	$8,869	Yes
PCC Curbs	$1,400	17 Years	30 Years	$2,156	Yes
PCC Valley Gutters	$1,080	17 Years	30 Years	$1,663	Yes
Riviera Court					
Paving 1 1/2 inch AC Overlay	$3,563	12 Years	25 Years	$4,865	Yes
PCC Rolled Curbs with Gutters	$2,700	17 Years	30 Years	$4,157	Yes
Cypress Court					
Paving 1 1/2 inch AC Overlay	$8,850	12 Years	25 Years	$12,087	Yes
PCC Rolled Curbs with Gutters	$5,040	17 Years	30 Years	$7,760	Yes
Spyglass Court					
Paving 1 1/2 inch AC Overlay	$5,250	12 Years	25 Years	$7,170	Yes
PCC Rolled Curbs with Gutters	$3,600	17 Years	30 Years	$5,543	Yes
PCC Curbs	$1,330	17 Years	30 Years	$2,048	Yes
Sprinkler Timing Station	$250	4 Years	10 Years	$282	Yes
Back Flow Preventer Rebuild	$250	7 Years	20 Years	$303	Yes
Lighting Site Overhead Rewiring	$500	17 Years	40 Years	$770	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fire Hydrant Rebuild	$3,000	17 Years	40 Years	$4,619	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
St Andrews Drive					
Paving 1 1/2 inch AC Overlay	$173,650	12 Years	25 Years	$237,159	Yes
PCC Rolled Curbs with Gutters	$160,920	17 Years	30 Years	$247,764	Yes
PCC Apron	$3,120	17 Years	30 Years	$4,804	Yes
PCC Sidewalks	$44,520	12 Years	30 Years	$60,802	Yes
PCC Mail Box Pad Large	$1,500	12 Years	30 Years	$2,049	Yes
Fire Hydrant Rebuild	$27,000	17 Years	40 Years	$41,571	Yes
Fire Hydrant Painting	$225	0 Years	5 Years	$230	Yes
Kingsbarn Court					
Paving 1 1/2 inch AC Overlay	$14,538	12 Years	25 Years	$19,854	Yes
PCC Rolled Curbs with Gutters	$11,340	17 Years	30 Years	$17,460	Yes
PCC Apron	$3,600	17 Years	30 Years	$5,543	Yes
Carnoustie Court					
Paving 1 1/2 inch AC Overlay	$32,875	12 Years	25 Years	$44,898	Yes
PCC Rolled Curbs with Gutters	$28,080	17 Years	30 Years	$43,234	Yes
Fire Hydrant Rebuild	$3,000	17 Years	40 Years	$4,619	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Prestwick Court					
Paving 1 1/2 inch AC Overlay	$7,850	12 Years	25 Years	$10,721	Yes
PCC Rolled Curbs with Gutters	$4,500	17 Years	30 Years	$6,929	Yes
PCC Apron	$4,320	22 Years	30 Years	$7,499	Yes
Murfield Court					
Paving 1 1/2 inch AC Overlay	$9,713	12 Years	25 Years	$13,265	Yes
PCC Rolled Curbs with Gutters	$9,000	17 Years	30 Years	$13,857	Yes
PCC Apron	$3,180	22 Years	30 Years	$5,520	Yes
Canterbury Court					

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$15,400	12 Years	25 Years	$21,032	Yes
PCC Rolled Curbs with Gutters	$15,660	17 Years	30 Years	$24,111	Yes
Fire Hydrant Rebuild	$3,000	17 Years	40 Years	$4,619	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Cypress Point					
Paving 1 1/2 inch AC Overlay	$52,363	12 Years	25 Years	$71,513	Yes
PCC Rolled Curbs with Gutters	$133,200	17 Years	30 Years	$205,084	Yes
PCC Curbs	$4,060	17 Years	30 Years	$6,251	Yes
PCC Mail Box Pad Large	$1,500	12 Years	30 Years	$2,049	Yes
Fire Hydrant Rebuild	$12,000	17 Years	40 Years	$18,476	Yes
Fire Hydrant Painting	$225	0 Years	5 Years	$230	Yes
Inverness Court					
Paving 1 1/2 inch AC Overlay	$16,300	12 Years	25 Years	$22,261	Yes
PCC Rolled Curbs with Gutters	$16,020	17 Years	30 Years	$24,666	Yes
Fire Hydrant Rebuild	$3,000	17 Years	40 Years	$4,619	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Poppy Hill Court					
Paving 1 1/2 inch AC Overlay	$7,313	12 Years	25 Years	$9,987	Yes
PCC Rolled Curbs with Gutters	$5,760	17 Years	30 Years	$8,869	Yes
Lakeview Drive					
Paving 1 1/2 inch AC Overlay	$97,400	12 Years	25 Years	$133,022	Yes
PCC Rolled Curbs with Gutters	$34,740	17 Years	30 Years	$53,488	Yes
PCC Curbs Gutters	$31,050	17 Years	30 Years	$47,807	Yes
PCC Curbs	$2,730	17 Years	30 Years	$4,203	Yes
PCC Apron	$3,600	17 Years	30 Years	$5,543	Yes
PCC Sidewalks	$10,320	17 Years	30 Years	$15,889	Yes
PCC Mail Box Pad Large	$1,500	17 Years	30 Years	$2,310	Yes
PCC Mail Box Pad Small	$250	17 Years	30 Years	$385	Yes
Tubular Steel 4 ft Fencing	$3,000	7 Years	20 Years	$3,634	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fire Hydrant Rebuild	$15,000	17 Years	40 Years	$23,095	Yes
Fire Hydrant Painting	$125	0 Years	5 Years	$128	Yes
Moore Avenue					
Paving 1 1/2 inch AC Overlay	$13,000	12 Years	25 Years	$17,754	Yes
PCC Rolled Curbs with Gutters	$11,340	17 Years	30 Years	$17,460	Yes
PCC Apron	$3,600	22 Years	30 Years	$6,249	Yes
Palmer Drive Entry					
Paving 1 1/2 inch AC Overlay	$8,175	12 Years	25 Years	$11,165	Yes
PCC Rolled Curbs with Gutters	$7,200	22 Years	30 Years	$12,498	Yes
PCC Curbs	$2,800	22 Years	30 Years	$4,860	Yes
PCC Sidewalks	$3,360	22 Years	30 Years	$5,832	Yes
PCC Apron	$6,540	12 Years	30 Years	$8,932	Yes
Gate Key Pad	$1,500	2 Years	10 Years	$1,612	Yes
Gate Metal	$8,000	12 Years	20 Years	$10,926	Yes
Pillars Rock Repairs	$13,500	17 Years	30 Years	$20,786	Yes
Tubular Steel 6 ft Fencing	$8,400	12 Years	20 Years	$11,472	Yes
Fence and Gates Painting	$2,000	0 Years	7 Years	$2,049	Yes
Gate Motor	$20,000	7 Years	15 Years	$24,229	Yes
Gate Chassis	$500	7 Years	10 Years	$606	Yes
Gate Loops	$2,600	19 Years	20 Years	$4,200	Yes
Block Wall	$9,300	22 Years	30 Years	$16,143	Yes
Immediate Repairs of Block Wall	$500	0 Year	1 Years	$512	No
Water Feature Repairs	$3,000	0 Years	10 Years	$3,073	Yes
PCC Landscaping Boarder	$510	17 Years	30 Years	$785	Yes
Back Flow Preventer Rebuild	$250	7 Years	20 Years	$303	Yes
Guard House Roof Tile	$2,000	29 Years	40 Years	$4,106	Yes
Guard House Paint Exterior	$1,000	0 Years	5 Years	$1,024	Yes
Guard House PCC Pad	$1,050	17 Years	30 Years	$1,617	Yes
Guard House Electric Panel	$1,500	22 Years	40 Years	$2,604	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Guard House Interior Remodel	$1,000	7 Years	20 Years	$1,211	Yes
Guard House Sprinkler Timing Station	$250	2 Years	10 Years	$269	Yes
Palmer Drive					
Paving 1 1/2 inch AC Overlay	$142,100	12 Years	25 Years	$194,070	Yes
PCC Rolled Curbs with Gutters	$68,760	22 Years	30 Years	$119,351	Yes
PCC Curbs	$21,700	22 Years	30 Years	$37,666	Yes
PCC Valley Gutter	$1,200	17 Years	30 Years	$1,848	Yes
PCC Landscaping Boarder	$180	17 Years	30 Years	$277	Yes
Electric Panel	$1,500	22 Years	40 Years	$2,604	Yes
Sprinkler Timing Station	$750	2 Years	10 Years	$806	Yes
Back Flow Preventer Rebuild	$750	7 Years	20 Years	$909	Yes
La Costa Avenue					
Paving 1 1/2 inch AC Overlay	$152,200	17 Years	25 Years	$234,338	Yes
PCC Rolled Curbs with Gutters	$125,820	22 Years	30 Years	$218,394	Yes
PCC Curbs with Gutters	$2,400	22 Years	30 Years	$4,166	Yes
PCC Curbs	$1,190	22 Years	30 Years	$2,066	Yes
PCC Valley Gutters	$2,400	22 Years	30 Years	$4,166	Yes
PCC Mail Box Pad Large	$6,000	22 Years	30 Years	$10,415	Yes
Lighting Site Overhead Rewiring	$1,000	22 Years	40 Years	$1,736	Yes
Back Flow Preventer Rebuild	$500	7 Years	20 Years	$606	Yes
Fire Hydrant Rebuild	$15,000	22 Years	40 Years	$26,036	Yes
Fire Hydrant Painting	$125	0 Years	5 Years	$128	Yes
La Costa Court					
Paving 1 1/2 inch AC Overlay	$11,163	17 Years	25 Years	$17,187	Yes
PCC Rolled Curbs with Gutters	$8,820	22 Years	30 Years	$15,309	Yes
PCC Curbs	$1,260	22 Years	30 Years	$2,187	Yes
PCC Apron	$3,840	22 Years	30 Years	$6,665	Yes
PCC Valley Gutters	$2,640	22 Years	30 Years	$4,582	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
La Costa Circle					
Paving 1 1/2 inch AC Overlay	$65,938	17 Years	25 Years	$101,522	Yes
PCC Rolled Curbs with Gutters	$65,520	22 Years	30 Years	$113,727	Yes
PCC Curbs with Gutters	$1,500	22 Years	30 Years	$2,604	Yes
PCC Curbs	$1,050	22 Years	30 Years	$1,823	Yes
Fire Hydrant Rebuild	$6,000	22 Years	40 Years	$10,415	Yes
Fire Hydrant Painting	$50.00	0 Years	5 Years	$51	Yes
Access Road Paving 1 1/2 inch Overlay	$6,325	17 Years	25 Years	$9,738	Yes
Access Road Slurry Seal	$1,265	1 Years	5 Year	$1,327	Yes
Access Road Gate Emergency Access	$3,000	22 Years	30 Years	$5,207	Yes
Sawgrass Court					
Paving 1 1/2 inch AC Overlay	$6,013	17 Years	25 Years	$9,257	Yes
PCC Rolled Curbs with Gutters	$4,140	22 Years	30 Years	$7,186	Yes
PCC Curbs	$490	22 Years	30 Years	$851	Yes
PCC Valley Gutters	$480	22 Years	30 Years	$833	Yes
Sprinkler Timing Station	$250	2 Years	10 Years	$269	Yes
Back Flow Preventer Rebuild	$500	7 Years	20 Years	$606	Yes
Sawgrass Lane					
Paving 1 1/2 inch AC Overlay	$91,800	17 Years	25 Years	$141,342	Yes
PCC Rolled Curbs with Gutters	$39,240	22 Years	30 Years	$68,111	Yes
PCC Curbs	$9,380	22 Years	30 Years	$16,281	Yes
PCC Apron	$720	22 Years	30 Years	$1,250	Yes
PCC Valley Gutters	$4,020	22 Years	30 Years	$6,978	Yes
PCC Mail Box Pad Large	$1,500	22 Years	30 Years	$2,604	Yes
Lighting Site Overhead Rewiring	$1,000	22 Years	40 Years	$1,736	Yes
Sprinkler Timing Station	$250	2 Years	10 Years	$269	Yes
Back Flow Preventer Rebuild	$250	7 Years	20 Years	$303	Yes
Fire Hydrant Rebuild	$9,000	22 Years	40 Years	$15,622	Yes
Fire Hydrant Painting	$75.00	0 Years	5 Years	$77	Yes
Royal Troon Drive					

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$103,950	17 Years	25 Years	$160,049	Yes
PCC Rolled Curbs with Gutters	$106,920	22 Years	30 Years	$185,588	Yes
PCC Mail Box Pad Large	$3,000	22 Years	30 Years	$5,207	Yes
Fire Hydrant Rebuild	$15,000	22 Years	40 Years	$26,036	Yes
Fire Hydrant Painting	$125	0 Years	5 Years	$128	Yes
Dornoch Court					
Paving 1 1/2 inch AC Overlay	$7,863	17 Years	25 Years	$12,106	Yes
PCC Rolled Curbs with Gutters	$5,580	22 Years	30 Years	$9,686	Yes
PCC Apron	$3,000	22 Years	30 Years	$5,207	Yes
Birkdale Court					
Paving 1 1/2 inch AC Overlay	$8,063	17 Years	25 Years	$12,414	Yes
PCC Rolled Curbs with Gutters	$5,760	22 Years	30 Years	$9,998	Yes
PCC Apron	$3,540	22 Years	30 Years	$6,145	Yes
La Quinta Court					
Paving 1 1/2 inch AC Overlay	$9,263	17 Years	25 Years	$14,261	Yes
PCC Rolled Curbs with Gutters	$6,840	22 Years	30 Years	$11,873	Yes
PCC Apron	$3,540	22 Years	30 Years	$6,145	Yes
Champions Drive					
Paving 1 1/2 inch AC Overlay	$32,863	17 Years	25 Years	$50,597	Yes
PCC Rolled Curbs with Gutters	$28,080	22 Years	30 Years	$48,740	Yes
Tubular Steel 4 ft Gate	$1,500	12 Years	20 Years	$2,049	Yes
Fire Hydrant Rebuild	$6,000	22 Years	40 Years	$10,415	Yes
Fire Hydrant Painting	$50.00	0 Years	5 Years	$51	Yes
Torrey Pines					
Paving 1 1/2 inch AC Overlay	$31,800	17 Years	25 Years	$48,962	Yes
PCC Rolled Curbs with Gutters	$28,620	22 Years	30 Years	$49,678	Yes
PCC Apron	$2,940	22 Years	30 Years	$5,103	Yes
Fire Hydrant Rebuild	$3,000	22 Years	40 Years	$5,207	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Stonehaven Court					
Paving 1 1/2 inch AC Overlay	$111,463	17 Years	25 Years	$171,616	Yes
PCC Rolled Curbs with Gutters	$93,060	22 Years	30 Years	$161,530	Yes
PCC Curbs	$2,100	22 Years	30 Years	$3,645	Yes
PCC Mail Box Pad Large	$3,000	22 Years	30 Years	$5,207	Yes
Back Flow Preventer Rebuild	$500	7 Years	20 Years	$606	Yes
Fire Hydrant Rebuild	$12,000	22 Years	40 Years	$20,829	Yes
Fire Hydrant Painting	$100	0 Years	5 Years	$102	Yes
Grayhawk Drive					
Paving 1 1/2 inch AC Overlay	$99,425	17 Years	25 Years	$153,082	Yes
PCC Rolled Curbs with Gutters	$85,500	22 Years	30 Years	$148,408	Yes
PCC Apron	$3,000	22 Years	30 Years	$5,207	Yes
PCC Mail Box Pad Large	$1,500	22 Years	30 Years	$2,604	Yes
Tubular Steel 6 ft Fencing Powder Coated with Gate	$5,200	17 Years	20 Years	$8,006	Yes
Fire Hydrant Rebuild	$12,000	22 Years	40 Years	$20,829	Yes
Fire Hydrant Painting	$100	0 Years	5 Years	$102	Yes
Grayhawk Court					
Paving 1 1/2 inch AC Overlay	$5,775	17 Years	25 Years	$8,892	Yes
PCC Rolled Curbs with Gutters	$3,240	22 Years	30 Years	$5,624	Yes
PCC Apron	$4,800	22 Years	30 Years	$8,332	Yes
Lytham Court					
Paving 1 1/2 inch AC Overlay	$5,775	17 Years	25 Years	$8,892	Yes
PCC Rolled Curbs with Gutters	$3,240	22 Years	30 Years	$5,624	Yes
PCC Apron	$4,800	22 Years	30 Years	$8,332	Yes
St Georges Court					
Paving 1 1/2 inch AC Overlay	$10,288	17 Years	25 Years	$15,839	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Rolled Curbs with Gutters	$7,200	22 Years	30 Years	$12,498	Yes
PCC Apron	$3,120	22 Years	30 Years	$5,416	Yes
Lahinch Court					
Paving 1 1/2 inch AC Overlay	$14,663	17 Years	25 Years	$22,575	Yes
PCC Rolled Curbs with Gutters	$11,700	22 Years	30 Years	$20,308	Yes
Portrusa Court					
Paving 1 1/2 inch AC Overlay	$19,063	17 Years	25 Years	$29,350	Yes
PCC Rolled Curbs with Gutters	$15,660	22 Years	30 Years	$27,182	Yes
Fire Hydrant Rebuild	$3,000	22 Years	40 Years	$5,207	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Turnberry Court					
Paving 1 1/2 inch AC Overlay	$22,350	17 Years	25 Years	$34,412	Yes
PCC Rolled Curbs with Gutters	$18,720	22 Years	30 Years	$32,494	Yes
Ballybunion Drive					
Paving 1 1/2 inch AC Overlay	$46,225	17 Years	25 Years	$71,171	Yes
PCC Rolled Curbs with Gutters	$40,140	22 Years	30 Years	$69,674	Yes
Tubular Steel 6 ft Fencing Powder Coated with Gate	$6,200	17 Years	20 Years	$9,546	Yes
Fire Hydrant Rebuild	$9,000	22 Years	40 Years	$15,622	Yes
Fire Hydrant Painting	$75.00	0 Years	5 Years	$77	Yes
Access Road Paving 1 1/2 inch Overlay	$750	17 Years	25 Years	$1,155	Yes
Access Road Slurry Seal	$150	1 Years	5 Year	$157	Yes
Gullane Court					
Paving 1 1/2 inch AC Overlay	$7,263	17 Years	25 Years	$11,182	Yes
PCC Rolled Curbs with Gutters	$5,040	22 Years	30 Years	$8,748	Yes
Ballybunion Court					

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$7,350	17 Years	25 Years	$11,317	Yes
PCC Rolled Curbs with Gutters	$5,220	22 Years	30 Years	$9,061	Yes
Landscaping					
Landscaping Renovation	$10,000	0 Year	1 Years	$10,243	Yes
Block Walls					
Block Wall Repairs	$5,000	7 Years	10 Years	$6,057	Yes
Street Signs and Stop Signs					
Street Signs and Stop Signs Repairs	$16,000	19 Years	20 Years	$25,845	Yes
Street Treatments					
Slurry Seal	$227,860	4 Years	5 Years	$256,881	Yes
Paving Cut and Patch	$370,000	4 Years	5 Years	$417,124	Yes
Paving Stripping	$1,100	3 Years	5 Years	$1,211	Yes
Paving Transverse Crackfill	$24,270	1 Years	2 Year	$25,462	Yes
Paving Crackfill Curb and Gutter Joints	$66,260	1 Years	2 Year	$69,515	Yes
Riviera Court The Gallery					
Paving 1 1/2 inch Overlay	$7,400	17 Years	25 Years	$11,394	Yes
PCC Rolled Curbs with Gutters	$5,760	22 Years	30 Years	$9,998	Yes
PCC Apron	$2,520	22 Years	30 Years	$4,374	Yes
Fire Hydrant Rebuild	$3,000	22 Years	40 Years	$5,207	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Cruden Bay Drive The Gallery					
Paving 1 1/2 inch AC Overlay	$55,675	17 Years	25 Years	$85,721	Yes
PCC Rolled Curbs with Gutters	$43,920	22 Years	30 Years	$76,235	Yes
PCC Curbs	$1,330	22 Years	30 Years	$2,309	Yes
PCC Apron	$4,440	22 Years	30 Years	$7,707	Yes
PCC Swale	$1,800	22 Years	30 Years	$3,124	Yes
PCC Mail Box Pad Medium	$500	22 Years	30 Years	$868	Yes
PCC Mail Box Pad Small	$250	22 Years	30 Years	$434	Yes
Fire Hydrant Rebuild	$6,000	22 Years	40 Years	$10,415	Yes

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Dayton Valley Community Association 2020 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fire Hydrant Painting	$50.00	0 Years	5 Years	$51	Yes
Fencing Chain Link 6 ft	$2,400	27 Years	40 Years	$4,696	Yes
PCC V-Ditch	$0.01	39 Years	40 Years	$0	Yes
PCC Swale Extension	$0.01	39 Years	40 Years	$0	Yes
Turnberry Court The Gallery					
Paving 1 1/2 inch AC Overlay	$9,425	17 Years	25 Years	$14,511	Yes
PCC Rolled Curbs with Gutters	$3,780	22 Years	30 Years	$6,561	Yes
PCC Curbs	$980	22 Years	30 Years	$1,701	Yes
PCC Apron	$3,540	22 Years	30 Years	$6,145	Yes
Wentworth Circle The Gallery					
Paving 1 1/2 inch AC Overlay	$3,338	17 Years	25 Years	$5,139	Yes
PCC Rolled Curbs with Gutters	$2,880	22 Years	30 Years	$4,999	Yes
Golf Course					
Fencing Chain Link 6 ft	$0.00	39 Years	40 Years	$0	Yes
Golf Cart Crossing Signs	$4,000	19 Years	20 Years	$6,461	Yes
Bayhill and Palmer Gates					
Lighting at Gates	$27,000	19 Years	20 Years	$43,613	Yes
Monitor System	$45,300	18 Years	20 Years	$71,440	Yes
Annual Maintenance Contract	$3,000	0 Year	1 Years	$3,073	Yes
Backup Batteries	$600	3 Years	5 Years	$660	Yes
Click 2 Enter System	$6,900	8 Years	10 Years	$8,562	Yes

Months Remaining in Calendar Year 2020: 12

Expected annual inflation: 2.40%

Interest earned on reserve funds: 0.01%

Initial Reserve: $1,991,988

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Abbreviations

AC - Asphalt
AQ - Average Quality
BLDG - Building
BLK - Block
BUR - Built up Roof
C&G - Curb and Gutter
CAB - Cabinet
CB - Catch Basin
CEM - Cement
CFT - Cubic Foot
CIP - Cast-in-place Concrete
CMU - Concrete Masonry Unit
COL - Column
CPT - Carpet
CT - Ceramic Tile
CTR - Counter
CYD - Cubic Yard
D - Drain
DEM - Demolish
DR - Door
DS - Downspout
DW - Dumb Waiter
E - East
EA - Each
ELEC - Electrical
EP - Electrical Panelboard
EXT - Exterior
FA - Fire Alarm
FLR - Floor
FN - Fence
FND - Foundation
FPL - Fireplace
FTG - Footing
FY - Fiscal Year
HQ - High Quality
LAM - Laminate
LAV - Lavatory
LC - Light Control
LW - Lightweight Concrete
MAS - Masonry
MFD - Metal Floor Decking
MH - Manhole
MQ - Medium Quality
MRB - Marble
MRD - Metal Roof Decking
N - North
PCC - Portland Cement Concrete
PG - Plate Glass
PNL - Panel
PNT - Paint
PVMT - Pavement
PWD - Plywood
QT - Quarry Tile
R/R - Remove and Replace
RA - Return Air
RCP - Reinforced Concrete Pipe
RD - Roof Drain
REM - Remove
RL - Rail
S - South
SCB - Speed Control Bump
SHTH - Sheathing
SQ - Square
ST - Steel
STO - Storage
SYS - System
VB - Vapor Barrier
W - West
WC - Water Closet
WIN - Window
YD - Yard

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Bayhill Drive Entry							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	9650 • ft	$12,063	12 Years 25 Years	25 Years	2032 2057	$16,474 $30,000
PCC Apron	$6.00 / • ft	1140 • ft	$6,840	12 Years 30 Years	30 Years	2032 2062	$9,342 $19,178
PCC Curbs	$7.00 / lf	400 lf	$2,800	17 Years 30 Years	30 Years	2037 2067	$4,311 $8,850
PCC Curbs with Gutters	$15.00 / lf	410 lf	$6,150	17 Years 30 Years	30 Years	2037 2067	$9,469 $19,439
PCC Sidewalks	$6.00 / • ft	2400 • ft	$14,400	17 Years 30 Years	30 Years	2037 2067	$22,171 $45,517
PCC Pavers	$8.00 / • ft	480 • ft	$3,840	17 Years 30 Years	30 Years	2037 2067	$5,912 $12,138
PCC Boarder Around Pavers	$6.00 / • ft	400 • ft	$2,400	12 Years 30 Years	30 Years	2032 2062	$3,278 $6,729
Gate Key Pad	$1,500 ea	1	$1,500	2 Years 10 Years	10 Years	2022 2032 2042 2052	$1,612 $2,049 $2,604 $3,309
Gate Metal	$1,500 ea	4	$6,000	17 Years 30 Years	30 Years	2037 2067	$9,238 $18,965
Gate Motor	$5,000 ea	4	$20,000	7 Years 15 Years	15 Years	2027 2042 2057	$24,229 $34,715 $49,741
Gate Loops	$513 ea	8	$4,100	19 Years 20 Years	20 Years	2039 2059	$6,623 $10,698
Gate Pedestrian	$500 ea	2	$1,000	17 Years 30 Years	30 Years	2037 2067	$1,540 $3,161
Gate Pedestrian Key Pad	$500 ea	2	$1,000	2 Years 10 Years	10 Years	2022 2032 2042 2052	$1,075 $1,366 $1,736 $2,206
Block Wall	$30.00 / • ft	650 • ft	$19,500	17 Years 40 Years	40 Years	2037 2077	$30,024 $78,337
Back Flow Preventer Rebuild	$750 ea	2	$1,500	7 Years 20 Years	20 Years	2027 2047 2067	$1,817 $2,935 $4,741

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Guard House Roof Metal	$0.00 / • ft	400 • ft	$0	37 Years	50 Years	2057	$0
Guard House Stain Exterior	$1,000 ea	1	$1,000	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$1,024 $1,155 $1,302 $1,468 $1,654 $1,865 $2,103
Guard House Lighting Exterior	$75.00 ea	4	$300	7 Years 20 Years	20 Years	2027 2047 2067	$363 $587 $948
Guard House Electric Panel	$1,500 ea	1	$1,500	16 Years 40 Years	40 Years	2036 2076	$2,255 $5,883
Guard House Interior Remodel	$1,000 ea	1	$1,000	7 Years 20 Years	20 Years	2027 2047 2067	$1,211 $1,957 $3,161
Guard House Sprinkler Timing Station	$250 ea	1	$250	2 Years 10 Years	10 Years	2022 2032 2042 2052	$269 $341 $434 $552
PCC Pavers at Pedistrian Gates	$8.00 / • ft	190 • ft	$1,520	17 Years 30 Years	30 Years	2037 2067	$2,340 $4,805
Tubular Steel 6 ft Fencing	$30.00 / lf	110 lf	$3,300	17 Years 30 Years	30 Years	2037 2067	$5,081 $10,431
Fence and Gates Painting	$2,000 ea	1	$2,000	2 Years 7 Years	7 Years	2022 2029 2036 2043 2050	$2,149 $2,542 $3,006 $3,556 $4,206
Pillars Rock Repairs	$1,500 ea	4	$6,000	17 Years 30 Years	30 Years	2037 2067	$9,238 $18,965
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	17 Years 40 Years	40 Years	2037 2077	$4,619 $12,052
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years 5 Years	5 Years	2020 2025 2030	$26 $29 $33

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	$25.00 ea	1	$25	5 Years	5 Years	2035	$37
						2040	$41
						2045	$47
						2050	$53
Gate Chassis	$500 ea	1	$500	7 Years	10 Years	2027	$606
				10 Years		2037	$770
						2047	$978
						2057	$1,244
Bayhill Circle							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	181940 • ft	$227,425	12 Years	25 Years	2032	$310,601
				25 Years		2057	$565,613
PCC Rolled Curbs with Gutters	$18.00 / lf	7430 lf	$133,740	17 Years	30 Years	2037	$205,916
				30 Years		2067	$422,736
PCC Sidewalks	$6.00 / • ft	2940 • ft	$17,640	12 Years	30 Years	2032	$24,091
				30 Years		2062	$49,459
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	12 Years	30 Years	2032	$2,049
				30 Years		2062	$4,206
PCC Mail Box Pad Medium	$1,000 ea	1	$1,000	12 Years	30 Years	2032	$1,366
				30 Years		2062	$2,804
PCC Mail Box Pad Small	$250 ea	3	$750	12 Years	30 Years	2032	$1,024
				30 Years		2062	$2,103
Lighting Site Overhead Rewiring	$500 ea	8	$4,000	17 Years	40 Years	2037	$6,159
				40 Years		2077	$16,069
Fire Hydrant Rebuild	$3,000 ea	5	$15,000	17 Years	40 Years	2037	$23,095
				40 Years		2077	$60,259
Fire Hydrant Painting	$25.00 ea	5	$125	0 Years	5 Years	2020	$128
						2025	$144
						2030	$163
				5 Years		2035	$183
						2040	$207
						2045	$233
						2050	$263
Augusta Court							
Paving 1 1/2	$1.25 / • ft	34910 • ft	$43,638	12 Years	25 Years	2032	$59,597

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving 1 1/2	$1.25 / • ft	34910 • ft	$43,638	25 Years	25 Years	2057	$108,528
PCC Rolled Curbs with Gutters	$18.00 / lf	1890 lf	$34,020	17 Years	30 Years	2037	$52,380
				30 Years		2067	$107,533
PCC Curbs	$7.00 / lf	190 lf	$1,330	17 Years	30 Years	2037	$2,048
				30 Years		2067	$4,204
PCC Mail Box Pad Small	$250 ea	1	$250	12 Years	30 Years	2032	$341
				30 Years		2062	$701
Sprinkler Timing Station	$250 ea	1	$250	2 Years	10 Years	2022	$269
						2032	$341
				10 Years		2042	$434
						2052	$552
Back Flow Preventer Rebuild	$250 ea	1	$250	7 Years	20 Years	2027	$303
				20 Years		2047	$489
						2067	$790
Lighting Site Overhead Rewiring	$500 ea	5	$2,500	17 Years	40 Years	2037	$3,849
				40 Years		2077	$10,043
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	17 Years	40 Years	2037	$9,238
				40 Years		2077	$24,104
Fire Hydrant Painting	$25.00 ea	2	$50	0 Years	5 Years	2020	$51
						2025	$58
						2030	$65
				5 Years		2035	$73
						2040	$83
						2045	$93
						2050	$105
Glen Eagles Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	24720 • ft	$30,900	12 Years	25 Years	2032	$42,201
				25 Years		2057	$76,849
PCC Rolled Curbs with Gutters	$18.00 / lf	1190 lf	$21,420	17 Years	30 Years	2037	$32,980
				30 Years		2067	$67,706
PCC Curbs	$7.00 / lf	250 lf	$1,750	17 Years	30 Years	2037	$2,694
				30 Years		2067	$5,532
PCC Valley Gutters	$6.00 / • ft	280 • ft	$1,680	17 Years	30 Years	2037	$2,587
				30 Years		2067	$5,310

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Valley Gutters at Zero Life	$6.00 / • ft	30 • ft	$180	0 Years 30 Years	30 Years	2020 2050	$184 $378
Sprinkler Timing Station	$250 ea	1	$250	2 Years 10 Years	10 Years	2022 2032 2042 2052	$269 $341 $434 $552
Back Flow Preventer Rebuild	$250 ea	1	$250	7 Years 20 Years	20 Years	2027 2047 2067	$303 $489 $790
Lighting Site Overhead Rewiring	$500 ea	1	$500	17 Years 40 Years	40 Years	2037 2077	$770 $2,009
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	17 Years 40 Years	40 Years	2037 2077	$4,619 $12,052
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$26 $29 $33 $37 $41 $47 $53
Pebble Beach Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	24500 • ft	$30,625	12 Years 25 Years	25 Years	2032 2057	$41,825 $76,165
PCC Rolled Curbs with Gutters	$18.00 / lf	1320 lf	$23,760	17 Years 30 Years	30 Years	2037 2067	$36,583 $75,102
PCC Curbs	$7.00 / lf	200 lf	$1,400	17 Years 30 Years	30 Years	2037 2067	$2,156 $4,425
PCC Valley Gutters	$6.00 / • ft	190 • ft	$1,140	7 Years 30 Years	30 Years	2027 2057	$1,381 $2,835
Back Flow Preventer Rebuild	$250 ea	1	$250	7 Years 20 Years	20 Years	2027 2047 2067	$303 $489 $790
Lighting Site Overhead Rewiring	$500 ea	1	$500	17 Years 40 Years	40 Years	2037 2077	$770 $2,009

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	17 Years 40 Years	40 Years	2037 2077	$9,238 $24,104
Fire Hydrant Painting	$25.00 ea	2	$50	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$51 $58 $65 $73 $83 $93 $105
Doral Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6930 • ft	$8,663	12 Years 25 Years	25 Years	2032 2057	$11,831 $21,544
PCC Rolled Curbs with Gutters	$18.00 / lf	320 lf	$5,760	17 Years 30 Years	30 Years	2037 2067	$8,869 $18,207
PCC Curbs	$7.00 / lf	200 lf	$1,400	17 Years 30 Years	30 Years	2037 2067	$2,156 $4,425
PCC Valley Gutters	$6.00 / • ft	180 • ft	$1,080	17 Years 30 Years	30 Years	2037 2067	$1,663 $3,414
Riviera Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	2850 • ft	$3,563	12 Years 25 Years	25 Years	2032 2057	$4,865 $8,860
PCC Rolled Curbs with Gutters	$18.00 / lf	150 lf	$2,700	17 Years 30 Years	30 Years	2037 2067	$4,157 $8,534
Cypress Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7080 • ft	$8,850	12 Years 25 Years	25 Years	2032 2057	$12,087 $22,010
PCC Rolled Curbs with Gutters	$18.00 / lf	280 lf	$5,040	17 Years 30 Years	30 Years	2037 2067	$7,760 $15,931
Spyglass Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4200 • ft	$5,250	12 Years 25 Years	25 Years	2032 2057	$7,170 $13,057
PCC Rolled	$18.00 / lf	200 lf	$3,600	17 Years	30 Years	2037	$5,543

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled	$18.00 / lf	200 lf	$3,600	30 Years	30 Years	2067	$11,379
PCC Curbs	$7.00 / lf	190 lf	$1,330	17 Years	30 Years	2037	$2,048
				30 Years		2067	$4,204
Sprinkler Timing Station	$250 ea	1	$250	4 Years	10 Years	2024	$282
						2034	$358
				10 Years		2044	$455
						2054	$579
Back Flow Preventer Rebuild	$250 ea	1	$250	7 Years	20 Years	2027	$303
				20 Years		2047	$489
						2067	$790
Lighting Site Overhead Rewiring	$500 ea	1	$500	17 Years	40 Years	2037	$770
				40 Years		2077	$2,009
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	17 Years	40 Years	2037	$4,619
				40 Years		2077	$12,052
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years	5 Years	2020	$26
						2025	$29
						2030	$33
				5 Years		2035	$37
						2040	$41
						2045	$47
						2050	$53
St Andrews Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	138920 • ft	$173,650	12 Years	25 Years	2032	$237,159
				25 Years		2057	$431,873
PCC Rolled Curbs with Gutters	$18.00 / lf	8940 lf	$160,920	17 Years	30 Years	2037	$247,764
				30 Years		2067	$508,648
PCC Apron	$6.00 / • ft	520 • ft	$3,120	17 Years	30 Years	2037	$4,804
				30 Years		2067	$9,862
PCC Sidewalks	$6.00 / • ft	7420 • ft	$44,520	12 Years	30 Years	2032	$60,802
				30 Years		2062	$124,824
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	12 Years	30 Years	2032	$2,049
				30 Years		2062	$4,206
Fire Hydrant Rebuild	$3,000 ea	9	$27,000	17 Years	40 Years	2037	$41,571
				40 Years		2077	$108,467
Fire Hydrant	$25.00 ea	9	$225	0 Years	5 Years	2020	$230

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	$25.00 ea	9	$225	5 Years	5 Years	2025	$260
						2030	$293
						2035	$330
						2040	$372
						2045	$420
						2050	$473
Kingsbarn Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	11630 • ft	$14,538	12 Years	25 Years	2032	$19,854
				25 Years		2057	$36,155
PCC Rolled Curbs with Gutters	$18.00 / lf	630 lf	$11,340	17 Years	30 Years	2037	$17,460
				30 Years		2067	$35,844
PCC Apron	$6.00 / • ft	600 • ft	$3,600	17 Years	30 Years	2037	$5,543
				30 Years		2067	$11,379
Carnoustie Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	26300 • ft	$32,875	12 Years	25 Years	2032	$44,898
				25 Years		2057	$81,761
PCC Rolled Curbs with Gutters	$18.00 / lf	1560 lf	$28,080	17 Years	30 Years	2037	$43,234
				30 Years		2067	$88,757
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	17 Years	40 Years	2037	$4,619
				40 Years		2077	$12,052
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years	5 Years	2020	$26
				5 Years		2025	$29
						2030	$33
						2035	$37
						2040	$41
						2045	$47
						2050	$53
Prestwick Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6280 • ft	$7,850	12 Years	25 Years	2032	$10,721
				25 Years		2057	$19,523
PCC Rolled Curbs with Gutters	$18.00 / lf	250 lf	$4,500	17 Years	30 Years	2037	$6,929
				30 Years		2067	$14,224
PCC Apron	$6.00 / • ft	720 • ft	$4,320	22 Years	30 Years	2042	$7,499

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Apron	$6.00 / • ft	720 • ft	$4,320	30 Years	30 Years	2072	$15,394
Murfield Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7770 • ft	$9,713	12 Years 25 Years	25 Years	2032 2057	$13,265 $24,155
PCC Rolled Curbs with Gutters	$18.00 / lf	500 lf	$9,000	17 Years 30 Years	30 Years	2037 2067	$13,857 $28,448
PCC Apron	$6.00 / • ft	530 • ft	$3,180	22 Years 30 Years	30 Years	2042 2072	$5,520 $11,332
Canterbury Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	12320 • ft	$15,400	12 Years 25 Years	25 Years	2032 2057	$21,032 $38,300
PCC Rolled Curbs with Gutters	$18.00 / lf	870 lf	$15,660	17 Years 30 Years	30 Years	2037 2067	$24,111 $49,499
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	17 Years 40 Years	40 Years	2037 2077	$4,619 $12,052
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$26 $29 $33 $37 $41 $47 $53
Cypress Point							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	41890 • ft	$52,363	12 Years 25 Years	25 Years	2032 2057	$71,513 $130,227
PCC Rolled Curbs with Gutters	$18.00 / lf	7400 lf	$133,200	17 Years 30 Years	30 Years	2037 2067	$205,084 $421,029
PCC Curbs	$7.00 / lf	580 lf	$4,060	17 Years 30 Years	30 Years	2037 2067	$6,251 $12,833
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	12 Years 30 Years	30 Years	2032 2062	$2,049 $4,206
Fire Hydrant Rebuild	$3,000 ea	4	$12,000	17 Years 40 Years	40 Years	2037 2077	$18,476 $48,208

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	$25.00 ea	9	$225	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$230 $260 $293 $330 $372 $420 $473
Inverness Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	13040 • ft	$16,300	12 Years 25 Years	25 Years	2032 2057	$22,261 $40,539
PCC Rolled Curbs with Gutters	$18.00 / lf	890 lf	$16,020	17 Years 30 Years	30 Years	2037 2067	$24,666 $50,637
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	17 Years 40 Years	40 Years	2037 2077	$4,619 $12,052
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$26 $29 $33 $37 $41 $47 $53
Poppy Hill Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5850 • ft	$7,313	12 Years 25 Years	25 Years	2032 2057	$9,987 $18,186
PCC Rolled Curbs with Gutters	$18.00 / lf	320 lf	$5,760	17 Years 30 Years	30 Years	2037 2067	$8,869 $18,207
Lakeview Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	77920 • ft	$97,400	12 Years 25 Years	25 Years	2032 2057	$133,022 $242,237
PCC Rolled Curbs with Gutters	$18.00 / lf	1930 lf	$34,740	17 Years 30 Years	30 Years	2037 2067	$53,488 $109,809
PCC Curbs Gutters	$15.00 / lf	2070 lf	$31,050	17 Years 30 Years	30 Years	2037 2067	$47,807 $98,145

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Curbs	$7.00 / lf	390 lf	$2,730	17 Years 30 Years	30 Years	2037 2067	$4,203 $8,629
PCC Apron	$6.00 / • ft	600 • ft	$3,600	17 Years 30 Years	30 Years	2037 2067	$5,543 $11,379
PCC Sidewalks	$6.00 / • ft	1720 • ft	$10,320	17 Years 30 Years	30 Years	2037 2067	$15,889 $32,620
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	17 Years 30 Years	30 Years	2037 2067	$2,310 $4,741
PCC Mail Box Pad Small	$250 ea	1	$250	17 Years 30 Years	30 Years	2037 2067	$385 $790
Tubular Steel 4 ft Fencing	$25.00 / lf	120 lf	$3,000	7 Years 20 Years	20 Years	2027 2047 2067	$3,634 $5,871 $9,483
Fire Hydrant Rebuild	$3,000 ea	5	$15,000	17 Years 40 Years	40 Years	2037 2077	$23,095 $60,259
Fire Hydrant Painting	$25.00 ea	5	$125	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$128 $144 $163 $183 $207 $233 $263
Moore Avenue							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	10400 • ft	$13,000	12 Years 25 Years	25 Years	2032 2057	$17,754 $32,331
PCC Rolled Curbs with Gutters	$18.00 / lf	630 lf	$11,340	17 Years 30 Years	30 Years	2037 2067	$17,460 $35,844
PCC Apron	$6.00 / • ft	600 • ft	$3,600	22 Years 30 Years	30 Years	2042 2072	$6,249 $12,828
Palmer Drive Entry							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6540 • ft	$8,175	12 Years 25 Years	25 Years	2032 2057	$11,165 $20,331
PCC Rolled Curbs with Gutters	$18.00 / lf	400 lf	$7,200	22 Years 30 Years	30 Years	2042 2072	$12,498 $25,657

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Curbs	$7.00 / lf	400 lf	$2,800	22 Years	30 Years	2042	$4,860
				30 Years		2072	$9,978
PCC Sidewalks	$6.00 / • ft	560 • ft	$3,360	22 Years	30 Years	2042	$5,832
				30 Years		2072	$11,973
PCC Apron	$6.00 / • ft	1090 • ft	$6,540	12 Years	30 Years	2032	$8,932
				30 Years		2062	$18,337
Gate Key Pad	$1,500 ea	1	$1,500	2 Years	10 Years	2022	$1,612
				10 Years		2032	$2,049
						2042	$2,604
						2052	$3,309
Gate Metal	$2,000 ea	4	$8,000	12 Years	20 Years	2032	$10,926
				20 Years		2052	$17,648
Pillars Rock Repairs	$1,500 ea	9	$13,500	17 Years	30 Years	2037	$20,786
				30 Years		2067	$42,672
Tubular Steel 6 ft Fencing	$30.00 / lf	280 lf	$8,400	12 Years	20 Years	2032	$11,472
				20 Years		2052	$18,531
Fence and Gates Painting	$2,000 ea	1	$2,000	0 Years	7 Years	2020	$2,049
				7 Years		2027	$2,423
						2034	$2,866
						2041	$3,389
						2048	$4,009
						2055	$4,741
Gate Motor	$5,000 ea	4	$20,000	7 Years	15 Years	2027	$24,229
				15 Years		2042	$34,715
						2057	$49,741
Gate Chassis	$500 ea	1	$500	7 Years	10 Years	2027	$606
				10 Years		2037	$770
						2047	$978
						2057	$1,244
Gate Loops	$650 ea	4	$2,600	19 Years	20 Years	2039	$4,200
				20 Years		2059	$6,784
Block Wall	$30.00 / • ft	310 • ft	$9,300	22 Years	30 Years	2042	$16,143
				30 Years		2072	$33,140
Immediate Repairs of Block Wall	$500 ea	1	$500	0 Years	1 Year	2020	$512
Water Feature	$3,000 ea	1	$3,000	0 Years	10 Years	2020	$3,073

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Water Feature Repairs	$3,000 ea	1	$3,000	10 Years	10 Years	2030 2040 2050	$3,905 $4,963 $6,308
PCC Landscaping Boarder	$3.00 / lf	170 lf	$510	17 Years 30 Years	30 Years	2037 2067	$785 $1,612
Back Flow Preventer Rebuild	$250 ea	1	$250	7 Years 20 Years	20 Years	2027 2047 2067	$303 $489 $790
Guard House Roof Tile	$5.00 / • ft	400 • ft	$2,000	29 Years	40 Years	2049	$4,106
Guard House Paint Exterior	$1,000 ea	1	$1,000	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$1,024 $1,155 $1,302 $1,468 $1,654 $1,865 $2,103
Guard House PCC Pad	$5.00 / • ft	210 • ft	$1,050	17 Years 30 Years	30 Years	2037 2067	$1,617 $3,319
Guard House Electric Panel	$1,500 ea	1	$1,500	22 Years 40 Years	40 Years	2042 2082	$2,604 $6,793
Guard House Interior Remodel	$1,000 ea	1	$1,000	7 Years 20 Years	20 Years	2027 2047 2067	$1,211 $1,957 $3,161
Guard House Sprinkler Timing Station	$250 ea	1	$250	2 Years 10 Years	10 Years	2022 2032 2042 2052	$269 $341 $434 $552
Palmer Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	113680 • ft	$142,100	12 Years 25 Years	25 Years	2032 2057	$194,070 $353,407
PCC Rolled Curbs with Gutters	$18.00 / lf	3820 lf	$68,760	22 Years 30 Years	30 Years	2042 2072	$119,351 $245,023
PCC Curbs	$7.00 / lf	3100 lf	$21,700	22 Years 30 Years	30 Years	2042 2072	$37,666 $77,327

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Valley Gutter	$6.00 / • ft	200 • ft	$1,200	17 Years 30 Years	30 Years	2037 2067	$1,848 $3,793
PCC Landscaping Boarder	$3.00 / lf	60 lf	$180	17 Years 30 Years	30 Years	2037 2067	$277 $569
Electric Panel	$1,500 ea	1	$1,500	22 Years 40 Years	40 Years	2042 2082	$2,604 $6,793
Sprinkler Timing Station	$250 ea	3	$750	2 Years 10 Years	10 Years	2022 2032 2042 2052	$806 $1,024 $1,302 $1,655
Back Flow Preventer Rebuild	$250 ea	3	$750	7 Years 20 Years	20 Years	2027 2047 2067	$909 $1,468 $2,371
La Costa Avenue							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	121760 • ft	$152,200	17 Years 25 Years	25 Years	2037 2062	$234,338 $426,736
PCC Rolled Curbs with Gutters	$18.00 / lf	6990 lf	$125,820	22 Years 30 Years	30 Years	2042 2072	$218,394 $448,354
PCC Curbs with Gutters	$15.00 / lf	160 lf	$2,400	22 Years 30 Years	30 Years	2042 2072	$4,166 $8,552
PCC Curbs	$7.00 / lf	170 lf	$1,190	22 Years 30 Years	30 Years	2042 2072	$2,066 $4,241
PCC Valley Gutters	$6.00 / • ft	400 • ft	$2,400	22 Years 30 Years	30 Years	2042 2072	$4,166 $8,552
PCC Mail Box Pad Large	$1,500 ea	4	$6,000	22 Years 30 Years	30 Years	2042 2072	$10,415 $21,381
Lighting Site Overhead Rewiring	$500 ea	2	$1,000	22 Years 40 Years	40 Years	2042 2082	$1,736 $4,529
Back Flow Preventer Rebuild	$250 ea	2	$500	7 Years 20 Years	20 Years	2027 2047 2067	$606 $978 $1,580
Fire Hydrant Rebuild	$3,000 ea	5	$15,000	22 Years 40 Years	40 Years	2042 2082	$26,036 $67,934
Fire Hydrant	$25.00 ea	5	$125	0 Years	5 Years	2020	$128

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	$25.00 ea	5	$125	5 Years	5 Years	2025	$144
						2030	$163
						2035	$183
						2040	$207
						2045	$233
						2050	$263
La Costa Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	8930 • ft	$11,163	17 Years	25 Years	2037	$17,187
				25 Years		2062	$31,297
PCC Rolled Curbs with Gutters	$18.00 / lf	490 lf	$8,820	22 Years	30 Years	2042	$15,309
				30 Years		2072	$31,430
PCC Curbs	$7.00 / lf	180 lf	$1,260	22 Years	30 Years	2042	$2,187
				30 Years		2072	$4,490
PCC Apron	$6.00 / • ft	640 • ft	$3,840	22 Years	30 Years	2042	$6,665
				30 Years		2072	$13,684
PCC Valley Gutters	$6.00 / • ft	440 • ft	$2,640	22 Years	30 Years	2042	$4,582
				30 Years		2072	$9,408
La Costa Circle							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	52750 • ft	$65,938	17 Years	25 Years	2037	$101,522
				25 Years		2062	$184,874
PCC Rolled Curbs with Gutters	$18.00 / lf	3640 lf	$65,520	22 Years	30 Years	2042	$113,727
				30 Years		2072	$233,477
PCC Curbs with Gutters	$15.00 / lf	100 lf	$1,500	22 Years	30 Years	2042	$2,604
				30 Years		2072	$5,345
PCC Curbs	$7.00 / lf	150 lf	$1,050	22 Years	30 Years	2042	$1,823
				30 Years		2072	$3,742
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	22 Years	40 Years	2042	$10,415
				40 Years		2082	$27,174
Fire Hydrant Painting	$25.00 ea	2	$50	0 Years	5 Years	2020	$51
				5 Years		2025	$58
						2030	$65
						2035	$73
						2040	$83
						2045	$93

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant	$25.00 ea	2	$50	5 Years	5 Years	2050	$105
Access Road Paving 1 1/2 inch Overlay	$1.25 / • ft	5060 • ft	$6,325	17 Years 25 Years	25 Years	2037 2062	$9,738 $17,734
Access Road Slurry Seal	$0.25 / • ft	5060 • ft	$1,265	1 Year 5 Year	5 Years	2021 2026 2031 2036 2041 2046 2051	$1,327 $1,496 $1,687 $1,902 $2,144 $2,417 $2,725
Access Road Gate Emergency Access	$1,500 ea	2	$3,000	22 Years 30 Years	30 Years	2042 2072	$5,207 $10,690
Sawgrass Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4810 • ft	$6,013	17 Years 25 Years	25 Years	2037 2062	$9,257 $16,858
PCC Rolled Curbs with Gutters	$18.00 / lf	230 lf	$4,140	22 Years 30 Years	30 Years	2042 2072	$7,186 $14,753
PCC Curbs	$7.00 / lf	70 lf	$490	22 Years 30 Years	30 Years	2042 2072	$851 $1,746
PCC Valley Gutters	$6.00 / • ft	80 • ft	$480	22 Years 30 Years	30 Years	2042 2072	$833 $1,710
Sprinkler Timing Station	$250 ea	1	$250	2 Years 10 Years	10 Years	2022 2032 2042 2052	$269 $341 $434 $552
Back Flow Preventer Rebuild	$250 ea	2	$500	7 Years 20 Years	20 Years	2027 2047 2067	$606 $978 $1,580
Sawgrass Lane							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	73440 • ft	$91,800	17 Years 25 Years	25 Years	2037 2062	$141,342 $257,387
PCC Rolled	$18.00 / lf	2180 lf	$39,240	22 Years	30 Years	2042	$68,111

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled	$18.00 / lf	2180 lf	$39,240	30 Years	30 Years	2072	$139,830
PCC Curbs	$7.00 / lf	1340 lf	$9,380	22 Years	30 Years	2042	$16,281
				30 Years		2072	$33,425
PCC Apron	$6.00 / • ft	120 • ft	$720	22 Years	30 Years	2042	$1,250
				30 Years		2072	$2,566
PCC Valley Gutters	$6.00 / • ft	670 • ft	$4,020	22 Years	30 Years	2042	$6,978
				30 Years		2072	$14,325
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	22 Years	30 Years	2042	$2,604
				30 Years		2072	$5,345
Lighting Site Overhead Rewiring	$500 ea	2	$1,000	22 Years	40 Years	2042	$1,736
				40 Years		2082	$4,529
Sprinkler Timing Station	$250 ea	1	$250	2 Years	10 Years	2022	$269
						2032	$341
				10 Years		2042	$434
						2052	$552
Back Flow Preventer Rebuild	$250 ea	1	$250	7 Years	20 Years	2027	$303
				20 Years		2047	$489
						2067	$790
Fire Hydrant Rebuild	$3,000 ea	3	$9,000	22 Years	40 Years	2042	$15,622
				40 Years		2082	$40,761
Fire Hydrant Painting	$25.00 ea	3	$75	0 Years	5 Years	2020	$77
						2025	$87
						2030	$98
				5 Years		2035	$110
						2040	$124
						2045	$140
						2050	$158
Royal Troon Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	83160 • ft	$103,950	17 Years	25 Years	2037	$160,049
				25 Years		2062	$291,453
PCC Rolled Curbs with Gutters	$18.00 / lf	5940 lf	$106,920	22 Years	30 Years	2042	$185,588
				30 Years		2072	$381,004
PCC Mail Box Pad Large	$1,500 ea	2	$3,000	22 Years	30 Years	2042	$5,207
				30 Years		2072	$10,690
Fire Hydrant	$3,000 ea	5	$15,000	22 Years	40 Years	2042	$26,036

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant	$3,000 ea	5	$15,000	40 Years	40 Years	2082	$67,934
Fire Hydrant Painting	$25.00 ea	5	$125	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$128 $144 $163 $183 $207 $233 $263
Dornoch Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6290 • ft	$7,863	17 Years 25 Years	25 Years	2037 2062	$12,106 $22,045
PCC Rolled Curbs with Gutters	$18.00 / lf	310 lf	$5,580	22 Years 30 Years	30 Years	2042 2072	$9,686 $19,884
PCC Apron	$6.00 / • ft	500 • ft	$3,000	22 Years 30 Years	30 Years	2042 2072	$5,207 $10,690
Birkdale Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6450 • ft	$8,063	17 Years 25 Years	25 Years	2037 2062	$12,414 $22,605
PCC Rolled Curbs with Gutters	$18.00 / lf	320 lf	$5,760	22 Years 30 Years	30 Years	2042 2072	$9,998 $20,525
PCC Apron	$6.00 / • ft	590 • ft	$3,540	22 Years 30 Years	30 Years	2042 2072	$6,145 $12,615
La Quinta Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7410 • ft	$9,263	17 Years 25 Years	25 Years	2037 2062	$14,261 $25,970
PCC Rolled Curbs with Gutters	$18.00 / lf	380 lf	$6,840	22 Years 30 Years	30 Years	2042 2072	$11,873 $24,374
PCC Apron	$6.00 / • ft	590 • ft	$3,540	22 Years 30 Years	30 Years	2042 2072	$6,145 $12,615
Champions Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	26290 • ft	$32,863	17 Years 25 Years	25 Years	2037 2062	$50,597 $92,139

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled Curbs with Gutters	$18.00 / lf	1560 lf	$28,080	22 Years 30 Years	30 Years	2042 2072	$48,740 $100,062
Tubular Steel 4 ft Gate	$750 ea	2	$1,500	12 Years 20 Years	20 Years	2032 2052	$2,049 $3,309
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	22 Years 40 Years	40 Years	2042 2082	$10,415 $27,174
Fire Hydrant Painting	$25.00 ea	2	$50	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$51 $58 $65 $73 $83 $93 $105
Torrey Pines							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	25440 • ft	$31,800	17 Years 25 Years	25 Years	2037 2062	$48,962 $89,160
PCC Rolled Curbs with Gutters	$18.00 / lf	1590 lf	$28,620	22 Years 30 Years	30 Years	2042 2072	$49,678 $101,986
PCC Apron	$6.00 / • ft	490 • ft	$2,940	22 Years 30 Years	30 Years	2042 2072	$5,103 $10,477
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	22 Years 40 Years	40 Years	2042 2082	$5,207 $13,587
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$26 $29 $33 $37 $41 $47 $53
Stonehaven Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	89170 • ft	$111,463	17 Years 25 Years	25 Years	2037 2062	$171,616 $312,517
PCC Rolled Curbs with Gutters	$18.00 / lf	5170 lf	$93,060	22 Years 30 Years	30 Years	2042 2072	$161,530 $331,615

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Curbs	$7.00 / lf	300 lf	$2,100	22 Years 30 Years	30 Years	2042 2072	$3,645 $7,483
PCC Mail Box Pad Large	$1,500 ea	2	$3,000	22 Years 30 Years	30 Years	2042 2072	$5,207 $10,690
Back Flow Preventer Rebuild	$250 ea	2	$500	7 Years 20 Years	20 Years	2027 2047 2067	$606 $978 $1,580
Fire Hydrant Rebuild	$3,000 ea	4	$12,000	22 Years 40 Years	40 Years	2042 2082	$20,829 $54,347
Fire Hydrant Painting	$25.00 ea	4	$100	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$102 $115 $130 $147 $165 $187 $210
Grayhawk Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	79540 • ft	$99,425	17 Years 25 Years	25 Years	2037 2062	$153,082 $278,766
PCC Rolled Curbs with Gutters	$18.00 / lf	4750 lf	$85,500	22 Years 30 Years	30 Years	2042 2072	$148,408 $304,675
PCC Apron	$6.00 / • ft	500 • ft	$3,000	22 Years 30 Years	30 Years	2042 2072	$5,207 $10,690
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	22 Years 30 Years	30 Years	2042 2072	$2,604 $5,345
Tubular Steel 6 ft Fencing Powder Coated with Gate	$5,200 ea	1	$5,200	17 Years 20 Years	20 Years	2037 2057	$8,006 $12,933
Fire Hydrant Rebuild	$3,000 ea	4	$12,000	22 Years 40 Years	40 Years	2042 2082	$20,829 $54,347
Fire Hydrant Painting	$25.00 ea	4	$100	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040	$102 $115 $130 $147 $165

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fire Hydrant Painting	$25.00 ea	4	$100	5 Years	5 Years	2045 2050	$187 $210
Grayhawk Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4620 • ft	$5,775	17 Years 25 Years	25 Years	2037 2062	$8,892 $16,192
PCC Rolled Curbs with Gutters	$18.00 / lf	180 lf	$3,240	22 Years 30 Years	30 Years	2042 2072	$5,624 $11,546
PCC Apron	$6.00 / • ft	800 • ft	$4,800	22 Years 30 Years	30 Years	2042 2072	$8,332 $17,105
Lytham Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4620 • ft	$5,775	17 Years 25 Years	25 Years	2037 2062	$8,892 $16,192
PCC Rolled Curbs with Gutters	$18.00 / lf	180 lf	$3,240	22 Years 30 Years	30 Years	2042 2072	$5,624 $11,546
PCC Apron	$6.00 / • ft	800 • ft	$4,800	22 Years 30 Years	30 Years	2042 2072	$8,332 $17,105
St Georges Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	8230 • ft	$10,288	17 Years 25 Years	25 Years	2037 2062	$15,839 $28,844
PCC Rolled Curbs with Gutters	$18.00 / lf	400 lf	$7,200	22 Years 30 Years	30 Years	2042 2072	$12,498 $25,657
PCC Apron	$6.00 / • ft	520 • ft	$3,120	22 Years 30 Years	30 Years	2042 2072	$5,416 $11,118
Lahinch Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	11730 • ft	$14,663	17 Years 25 Years	25 Years	2037 2062	$22,575 $41,110
PCC Rolled Curbs with Gutters	$18.00 / lf	650 lf	$11,700	22 Years 30 Years	30 Years	2042 2072	$20,308 $41,692
Portrusa Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	15250 • ft	$19,063	17 Years 25 Years	25 Years	2037 2062	$29,350 $53,447

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled Curbs with Gutters	$18.00 / lf	870 lf	$15,660	22 Years	30 Years	2042	$27,182
				30 Years		2072	$55,804
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	22 Years	40 Years	2042	$5,207
				40 Years		2082	$13,587
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years	5 Years	2020	$26
						2025	$29
						2030	$33
				5 Years		2035	$37
						2040	$41
						2045	$47
						2050	$53
Turnberry Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	17880 • ft	$22,350	17 Years	25 Years	2037	$34,412
				25 Years		2062	$62,665
PCC Rolled Curbs with Gutters	$18.00 / lf	1040 lf	$18,720	22 Years	30 Years	2042	$32,494
				30 Years		2072	$66,708
Ballybunion Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	36980 • ft	$46,225	17 Years	25 Years	2037	$71,171
				25 Years		2062	$129,605
PCC Rolled Curbs with Gutters	$18.00 / lf	2230 lf	$40,140	22 Years	30 Years	2042	$69,674
				30 Years		2072	$143,037
Tubular Steel 6 ft Fencing Powder Coated with Gate	$6,200 ea	1	$6,200	17 Years	20 Years	2037	$9,546
				20 Years		2057	$15,420
Fire Hydrant Rebuild	$3,000 ea	3	$9,000	22 Years	40 Years	2042	$15,622
				40 Years		2082	$40,761
Fire Hydrant Painting	$25.00 ea	3	$75	0 Years	5 Years	2020	$77
						2025	$87
						2030	$98
				5 Years		2035	$110
						2040	$124
						2045	$140
						2050	$158

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Access Road Paving 1 1/2 inch Overlay	$1.25 / • ft	600 • ft	$750	17 Years	25 Years	2037	$1,155
				25 Years		2062	$2,103
Access Road Slurry Seal	$0.25 / • ft	600 • ft	$150	1 Year	5 Years	2021	$157
						2026	$177
						2031	$200
				5 Year		2036	$225
						2041	$254
						2046	$287
						2051	$323
Gullane Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5810 • ft	$7,263	17 Years	25 Years	2037	$11,182
				25 Years		2062	$20,362
PCC Rolled Curbs with Gutters	$18.00 / lf	280 lf	$5,040	22 Years	30 Years	2042	$8,748
				30 Years		2072	$17,960
Ballybunion Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5880 • ft	$7,350	17 Years	25 Years	2037	$11,317
				25 Years		2062	$20,608
PCC Rolled Curbs with Gutters	$18.00 / lf	290 lf	$5,220	22 Years	30 Years	2042	$9,061
				30 Years		2072	$18,601
Landscaping							
Landscaping Renovation	$10,000 ea	1	$10,000	0 Years	1 Year	2020	$10,243
						2021	$10,491
						2022	$10,746
						2023	$11,007
						2024	$11,274
						2025	$11,547
				1 Years		2026	$11,827
						2027	$12,114
						2028	$12,408
						2029	$12,709
						2030	$13,018
						2031	$13,334
						2032	$13,657

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Landscaping Renovation	$10,000 ea	1	$10,000	1 Years	1 Year	2033	$13,989
						2034	$14,328
						2035	$14,676
						2036	$15,032
						2037	$15,397
						2038	$15,770
						2039	$16,153
						2040	$16,545
						2041	$16,946
						2042	$17,358
						2043	$17,779
						2044	$18,210
						2045	$18,652
						2046	$19,105
						2047	$19,568
						2048	$20,043
						2049	$20,530
						2050	$21,028
Block Walls							
Block Wall Repairs	$5,000 ea	1	$5,000	7 Years	10 Years	2027	$6,057
				10 Years		2037	$7,698
						2047	$9,784
						2057	$12,435
Street Signs and Stop Signs							
Street Signs and Stop Signs Repairs	$16,000 ea	1	$16,000	19 Years	20 Years	2039	$25,845
				20 Years		2059	$41,747
Street Treatments							
Slurry Seal	$227,860 ea	1	$227,860	4 Years	5 Years	2024	$256,881
				5 Years		2029	$289,597
						2034	$326,481
						2039	$368,062
						2044	$414,939
						2049	$467,787
Paving Cut and	$370,000 ea	1	$370,000	4 Years	5 Years	2024	$417,124

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving Cut and Patch	$370,000 ea	1	$370,000	5 Years	5 Years	2029	$470,249
						2034	$530,141
						2039	$597,661
						2044	$673,780
						2049	$759,594
Paving Stripping	$1,100 ea	1	$1,100	3 Years	5 Years	2023	$1,211
						2028	$1,365
						2033	$1,539
				5 Years		2038	$1,735
						2043	$1,956
						2048	$2,205
						2053	$2,486
Paving Transverse Crackfill	$24,270 ea	1	$24,270	1 Year	2 Years	2021	$25,462
						2023	$26,713
						2025	$28,025
						2027	$29,402
						2029	$30,846
						2031	$32,361
						2033	$33,951
				2 Year		2035	$35,618
						2037	$37,368
						2039	$39,203
						2041	$41,129
						2043	$43,149
						2045	$45,269
						2047	$47,492
						2049	$49,825
Paving Crackfill Curb and Gutter Joints	$66,260 ea	1	$66,260	1 Year	2 Years	2021	$69,515
						2023	$72,929
						2025	$76,512
						2027	$80,270
						2029	$84,213
				2 Year		2031	$88,349
						2033	$92,689
						2035	$97,242
						2037	$102,019
						2039	$107,030

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving Crackfill Curb and Gutter Joints	$66,260 ea	1	$66,260	2 Year	2 Years	2041	$112,287
						2043	$117,803
						2045	$123,589
						2047	$129,660
						2049	$136,029
Riviera Court The Gallery							
Paving 1 1/2 inch Overlay	$1.25 / • ft	5920 • ft	$7,400	17 Years	25 Years	2037	$11,394
				25 Years		2062	$20,748
PCC Rolled Curbs with Gutters	$18.00 / • ft	320 • ft	$5,760	22 Years	30 Years	2042	$9,998
				30 Years		2072	$20,525
PCC Apron	$6.00 / • ft	420 • ft	$2,520	22 Years	30 Years	2042	$4,374
				30 Years		2072	$8,980
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	22 Years	40 Years	2042	$5,207
				40 Years		2082	$13,587
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years	5 Years	2020	$26
				5 Years		2025	$29
						2030	$33
						2035	$37
						2040	$41
						2045	$47
						2050	$53
Cruden Bay Drive The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	44540 • ft	$55,675	17 Years	25 Years	2037	$85,721
				25 Years		2062	$156,101
PCC Rolled Curbs with Gutters	$18.00 / lf	2440 lf	$43,920	22 Years	30 Years	2042	$76,235
				30 Years		2072	$156,507
PCC Curbs	$7.00 / lf	190 lf	$1,330	22 Years	30 Years	2042	$2,309
				30 Years		2072	$4,739
PCC Apron	$6.00 / • ft	740 • ft	$4,440	22 Years	30 Years	2042	$7,707
				30 Years		2072	$15,822
PCC Swale	$6.00 / • ft	300 • ft	$1,800	22 Years	30 Years	2042	$3,124
				30 Years		2072	$6,414
PCC Mail Box Pad Medium	$500 ea	1	$500	22 Years	30 Years	2042	$868
				30 Years		2072	$1,782

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Mail Box Pad Small	$250 ea	1	$250	22 Years 30 Years	30 Years	2042 2072	$434 $891
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	22 Years 40 Years	40 Years	2042 2082	$10,415 $27,174
Fire Hydrant Painting	$25.00 ea	2	$50	0 Years 5 Years	5 Years	2020 2025 2030 2035 2040 2045 2050	$51 $58 $65 $73 $83 $93 $105
Fencing Chain Link 6 ft	$20.00 / lf	120 lf	$2,400	27 Years 40 Years	40 Years	2047 2087	$4,696 $12,254
PCC V-Ditch	$0.00 / • ft	120 • ft	$0	39 Years	40 Years	2059	$0
PCC Swale Extension	$0.00 / • ft	100 • ft	$0	39 Years	40 Years	2059	$0
Turnberry Court The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7540 • ft	$9,425	17 Years 25 Years	25 Years	2037 2062	$14,511 $26,426
PCC Rolled Curbs with Gutters	$18.00 / lf	210 lf	$3,780	22 Years 30 Years	30 Years	2042 2072	$6,561 $13,470
PCC Curbs	$7.00 / lf	140 lf	$980	22 Years 30 Years	30 Years	2042 2072	$1,701 $3,492
PCC Apron	$6.00 / • ft	590 • ft	$3,540	22 Years 30 Years	30 Years	2042 2072	$6,145 $12,615
Wentworth Circle The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	2670 • ft	$3,338	17 Years 25 Years	25 Years	2037 2062	$5,139 $9,358
PCC Rolled Curbs with Gutters	$18.00 / lf	160 lf	$2,880	22 Years 30 Years	30 Years	2042 2072	$4,999 $10,263
Golf Course							
Fencing Chain Link 6 ft	$0.00 / lf	30 lf	$0	39 Years	40 Years	2059	$0
Golf Cart	$4,000 ea	1	$4,000	19 Years	20 Years	2039	$6,461

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Golf Cart	$4,000 ea	1	$4,000	20 Years	20 Years	2059	$10,437
Bayhill and Palmer Gates							
Lighting at Gates	$27,000 ea	1	$27,000	19 Years	20 Years	2039	$43,613
				20 Years		2059	$70,448
Monitor System	$45,300 ea	1	$45,300	18 Years	20 Years	2038	$71,440
				20 Years		2058	$115,396
Annual Maintenance Contract	$3,000 ea	1	$3,000	0 Years	1 Year	2020	$3,073
						2021	$3,147
						2022	$3,224
						2023	$3,302
						2024	$3,382
						2025	$3,464
						2026	$3,548
						2027	$3,634
						2028	$3,723
						2029	$3,813
						2030	$3,905
						2031	$4,000
						2032	$4,097
						2033	$4,197
						2034	$4,298
				1 Years		2035	$4,403
						2036	$4,510
						2037	$4,619
						2038	$4,731
						2039	$4,846
						2040	$4,963
						2041	$5,084
						2042	$5,207
						2043	$5,334
						2044	$5,463
						2045	$5,596
						2046	$5,731
						2047	$5,871
						2048	$6,013
						2049	$6,159

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Dayton Valley Community Association 2020 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Annual	$3,000 ea	1	$3,000	1 Years	1 Year	2050	$6,308
Backup Batteries	$300 ea	2	$600	3 Years	5 Years	2023	$660
						2028	$745
						2033	$839
				5 Years		2038	$946
						2043	$1,067
						2048	$1,203
						2053	$1,356
Click 2 Enter System	$3,450 ea	2	$6,900	8 Years	10 Years	2028	$8,562
						2038	$10,882
				10 Years		2048	$13,830
						2058	$17,577

Months Remaining in Calendar Year 2020: 12

Expected annual inflation: 2.40% Interest earned on reserve funds: 0.01% Initial Reserve: $1,991,988

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Present Cost Report

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Bayhill Drive Entry	Paving 1 1/2 inch AC Overlay	9650 • ft	$1.25 / • ft	$12,062.50	$5,790.00	$6,272.50
	PCC Apron	1140 • ft	$6.00 / • ft	$6,840.00	$2,736.00	$4,104.00
	PCC Curbs	400 lf	$7.00 / lf	$2,800.00	$1,586.67	$1,213.33
	PCC Curbs with Gutters	410 lf	$15.00 / lf	$6,150.00	$3,485.00	$2,665.00
	PCC Sidewalks	2400 • ft	$6.00 / • ft	$14,400.00	$8,160.00	$6,240.00
	PCC Pavers	480 • ft	$8.00 / • ft	$3,840.00	$2,176.00	$1,664.00
	PCC Boarder Around Pavers	400 • ft	$6.00 / • ft	$2,400.00	$960.00	$1,440.00
	Gate Key Pad	1	$1,500.00 ea	$1,500.00	$300.00	$1,200.00
	Gate Metal	4	$1,500.00 ea	$6,000.00	$3,400.00	$2,600.00
	Gate Motor	4	$5,000.00 ea	$20,000.00	$9,333.33	$10,666.67
	Gate Loops	8	$512.50 ea	$4,100.00	$3,895.00	$205.00
	Gate Pedestrian	2	$500.00 ea	$1,000.00	$566.67	$433.33
	Gate Pedestrian Key Pad	2	$500.00 ea	$1,000.00	$200.00	$800.00
	Block Wall	650 • ft	$30.00 / • ft	$19,500.00	$8,287.50	$11,212.50
	Back Flow Preventer Rebuild	2	$750.00 ea	$1,500.00	$525.00	$975.00
	Guard House Roof Metal	400 • ft	$0.00 / • ft	$0.04	$0.03	$0.01
	Guard House Stain Exterior	1	$1,000.00 ea	$1,000.00	$0.00	$1,000.00
	Guard House Lighting Exterior	4	$75.00 ea	$300.00	$105.00	$195.00
	Guard House Electric Panel	1	$1,500.00 ea	$1,500.00	$600.00	$900.00
	Guard House Interior Remodel	1	$1,000.00 ea	$1,000.00	$350.00	$650.00
	Guard House Sprinkler Timing Station	1	$250.00 ea	$250.00	$50.00	$200.00
	PCC Pavers at Pedistrian Gates	190 • ft	$8.00 / • ft	$1,520.00	$861.33	$658.67
	Tubular Steel 6 ft Fencing	110 lf	$30.00 / lf	$3,300.00	$1,870.00	$1,430.00
	Fence and Gates Painting	1	$2,000.00 ea	$2,000.00	$571.43	$1,428.57
	Pillars Rock Repairs	4	$1,500.00 ea	$6,000.00	$3,400.00	$2,600.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,275.00	$1,725.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
	Gate Chassis	1	$500.00 ea	$500.00	$350.00	$150.00
			Bayhill Drive Entry Sub Total =	$123,487.54	$60,833.96	$62,653.58
Bayhill Circle	Paving 1 1/2 inch AC Overlay	181940 • ft	$1.25 / • ft	$227,425.00	$109,164.00	$118,261.00
	PCC Rolled Curbs with Gutters	7430 lf	$18.00 / lf	$133,740.00	$75,786.00	$57,954.00
	PCC Sidewalks	2940 • ft	$6.00 / • ft	$17,640.00	$7,056.00	$10,584.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$600.00	$900.00
	PCC Mail Box Pad Medium	1	$1,000.00 ea	$1,000.00	$400.00	$600.00
	PCC Mail Box Pad Small	3	$250.00 ea	$750.00	$300.00	$450.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Bayhill Circle	Lighting Site Overhead Rewiring	8	$500.00 ea	$4,000.00	$1,700.00	$2,300.00
	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$6,375.00	$8,625.00
	Fire Hydrant Painting	5	$25.00 ea	$125.00	$0.00	$125.00
			Bayhill Circle Sub Total =	$401,180.00	$201,381.00	$199,799.00
Augusta Court	Paving 1 1/2 inch AC Overlay	34910 • ft	$1.25 / • ft	$43,637.50	$20,946.00	$22,691.50
	PCC Rolled Curbs with Gutters	1890 lf	$18.00 / lf	$34,020.00	$19,278.00	$14,742.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$753.67	$576.33
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$100.00	$150.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$50.00	$200.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$87.50	$162.50
	Lighting Site Overhead Rewiring	5	$500.00 ea	$2,500.00	$1,062.50	$1,437.50
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$2,550.00	$3,450.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$0.00	$50.00
			Augusta Court Sub Total =	$88,287.50	$44,827.67	$43,459.83
Glen Eagles Court	Paving 1 1/2 inch AC Overlay	24720 • ft	$1.25 / • ft	$30,900.00	$14,832.00	$16,068.00
	PCC Rolled Curbs with Gutters	1190 lf	$18.00 / lf	$21,420.00	$12,138.00	$9,282.00
	PCC Curbs	250 lf	$7.00 / lf	$1,750.00	$991.67	$758.33
	PCC Valley Gutters	280 • ft	$6.00 / • ft	$1,680.00	$952.00	$728.00
	PCC Valley Gutters at Zero Life	30 • ft	$6.00 / • ft	$180.00	$0.00	$180.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$50.00	$200.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$87.50	$162.50
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$212.50	$287.50
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,275.00	$1,725.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Glen Eagles Court Sub Total =	$59,955.00	$30,538.67	$29,416.33
Pebble Beach Court	Paving 1 1/2 inch AC Overlay	24500 • ft	$1.25 / • ft	$30,625.00	$14,700.00	$15,925.00
	PCC Rolled Curbs with Gutters	1320 lf	$18.00 / lf	$23,760.00	$13,464.00	$10,296.00
	PCC Curbs	200 lf	$7.00 / lf	$1,400.00	$793.33	$606.67
	PCC Valley Gutters	190 • ft	$6.00 / • ft	$1,140.00	$266.00	$874.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$87.50	$162.50
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$212.50	$287.50
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$2,550.00	$3,450.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$0.00	$50.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Pebble Beach Court Sub Total =	$63,725.00	$32,073.33	$31,651.67
Doral Court	Paving 1 1/2 inch AC Overlay	6930 • ft	$1.25 / • ft	$8,662.50	$4,158.00	$4,504.50
	PCC Rolled Curbs with Gutters	320 lf	$18.00 / lf	$5,760.00	$3,264.00	$2,496.00
	PCC Curbs	200 lf	$7.00 / lf	$1,400.00	$793.33	$606.67
	PCC Valley Gutters	180 • ft	$6.00 / • ft	$1,080.00	$612.00	$468.00
			Doral Court Sub Total =	$16,902.50	$8,827.33	$8,075.17
Riviera Court	Paving 1 1/2 inch AC Overlay	2850 • ft	$1.25 / • ft	$3,562.50	$1,710.00	$1,852.50
	PCC Rolled Curbs with Gutters	150 lf	$18.00 / lf	$2,700.00	$1,530.00	$1,170.00
			Riviera Court Sub Total =	$6,262.50	$3,240.00	$3,022.50
Cypress Court	Paving 1 1/2 inch AC Overlay	7080 • ft	$1.25 / • ft	$8,850.00	$4,248.00	$4,602.00
	PCC Rolled Curbs with Gutters	280 lf	$18.00 / lf	$5,040.00	$2,856.00	$2,184.00
			Cypress Court Sub Total =	$13,890.00	$7,104.00	$6,786.00
Spyglass Court	Paving 1 1/2 inch AC Overlay	4200 • ft	$1.25 / • ft	$5,250.00	$2,520.00	$2,730.00
	PCC Rolled Curbs with Gutters	200 lf	$18.00 / lf	$3,600.00	$2,040.00	$1,560.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$753.67	$576.33
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$100.00	$150.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$87.50	$162.50
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$212.50	$287.50
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,275.00	$1,725.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Spyglass Court Sub Total =	$14,205.00	$6,988.67	$7,216.33
St Andrews Drive	Paving 1 1/2 inch AC Overlay	138920 • ft	$1.25 / • ft	$173,650.00	$83,352.00	$90,298.00
	PCC Rolled Curbs with Gutters	8940 lf	$18.00 / lf	$160,920.00	$91,188.00	$69,732.00
	PCC Apron	520 • ft	$6.00 / • ft	$3,120.00	$1,768.00	$1,352.00
	PCC Sidewalks	7420 • ft	$6.00 / • ft	$44,520.00	$17,808.00	$26,712.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$600.00	$900.00
	Fire Hydrant Rebuild	9	$3,000.00 ea	$27,000.00	$11,475.00	$15,525.00
	Fire Hydrant Painting	9	$25.00 ea	$225.00	$0.00	$225.00
			St Andrews Drive Sub Total =	$410,935.00	$206,191.00	$204,744.00
Kingsbarn Court	Paving 1 1/2 inch AC Overlay	11630 • ft	$1.25 / • ft	$14,537.50	$6,978.00	$7,559.50
	PCC Rolled Curbs with Gutters	630 lf	$18.00 / lf	$11,340.00	$6,426.00	$4,914.00
	PCC Apron	600 • ft	$6.00 / • ft	$3,600.00	$2,040.00	$1,560.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Kingsbarn Court Sub Total =	$29,477.50	$15,444.00	$14,033.50
Carnoustie Court	Paving 1 1/2 inch AC Overlay	26300 • ft	$1.25 / • ft	$32,875.00	$15,780.00	$17,095.00
	PCC Rolled Curbs with Gutters	1560 lf	$18.00 / lf	$28,080.00	$15,912.00	$12,168.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,275.00	$1,725.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Carnoustie Court Sub Total =	$63,980.00	$32,967.00	$31,013.00
Prestwick Court	Paving 1 1/2 inch AC Overlay	6280 • ft	$1.25 / • ft	$7,850.00	$3,768.00	$4,082.00
	PCC Rolled Curbs with Gutters	250 lf	$18.00 / lf	$4,500.00	$2,550.00	$1,950.00
	PCC Apron	720 • ft	$6.00 / • ft	$4,320.00	$3,168.00	$1,152.00
			Prestwick Court Sub Total =	$16,670.00	$9,486.00	$7,184.00
Murfield Court	Paving 1 1/2 inch AC Overlay	7770 • ft	$1.25 / • ft	$9,712.50	$4,662.00	$5,050.50
	PCC Rolled Curbs with Gutters	500 lf	$18.00 / lf	$9,000.00	$5,100.00	$3,900.00
	PCC Apron	530 • ft	$6.00 / • ft	$3,180.00	$2,332.00	$848.00
			Murfield Court Sub Total =	$21,892.50	$12,094.00	$9,798.50
Canterbury Court	Paving 1 1/2 inch AC Overlay	12320 • ft	$1.25 / • ft	$15,400.00	$7,392.00	$8,008.00
	PCC Rolled Curbs with Gutters	870 lf	$18.00 / lf	$15,660.00	$8,874.00	$6,786.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,275.00	$1,725.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Canterbury Court Sub Total =	$34,085.00	$17,541.00	$16,544.00
Cypress Point	Paving 1 1/2 inch AC Overlay	41890 • ft	$1.25 / • ft	$52,362.50	$25,134.00	$27,228.50
	PCC Rolled Curbs with Gutters	7400 lf	$18.00 / lf	$133,200.00	$75,480.00	$57,720.00
	PCC Curbs	580 lf	$7.00 / lf	$4,060.00	$2,300.67	$1,759.33
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$600.00	$900.00
	Fire Hydrant Rebuild	4	$3,000.00 ea	$12,000.00	$5,100.00	$6,900.00
	Fire Hydrant Painting	9	$25.00 ea	$225.00	$0.00	$225.00
			Cypress Point Sub Total =	$203,347.50	$108,614.67	$94,732.83
Inverness Court	Paving 1 1/2 inch AC Overlay	13040 • ft	$1.25 / • ft	$16,300.00	$7,824.00	$8,476.00
	PCC Rolled Curbs with Gutters	890 lf	$18.00 / lf	$16,020.00	$9,078.00	$6,942.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,275.00	$1,725.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Inverness Court Sub Total =	$35,345.00	$18,177.00	$17,168.00
Poppy Hill Court	Paving 1 1/2 inch AC Overlay	5850 • ft	$1.25 / • ft	$7,312.50	$3,510.00	$3,802.50

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Poppy Hill Court	PCC Rolled Curbs with Gutters	320 lf	$18.00 / lf	$5,760.00	$3,264.00	$2,496.00
			Poppy Hill Court Sub Total =	$13,072.50	$6,774.00	$6,298.50
Lakeview Drive	Paving 1 1/2 inch AC Overlay	77920 • ft	$1.25 / • ft	$97,400.00	$46,752.00	$50,648.00
	PCC Rolled Curbs with Gutters	1930 lf	$18.00 / lf	$34,740.00	$19,686.00	$15,054.00
	PCC Curbs Gutters	2070 lf	$15.00 / lf	$31,050.00	$17,595.00	$13,455.00
	PCC Curbs	390 lf	$7.00 / lf	$2,730.00	$1,547.00	$1,183.00
	PCC Apron	600 • ft	$6.00 / • ft	$3,600.00	$2,040.00	$1,560.00
	PCC Sidewalks	1720 • ft	$6.00 / • ft	$10,320.00	$5,848.00	$4,472.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$850.00	$650.00
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$141.67	$108.33
	Tubular Steel 4 ft Fencing	120 lf	$25.00 / lf	$3,000.00	$1,050.00	$1,950.00
	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$6,375.00	$8,625.00
	Fire Hydrant Painting	5	$25.00 ea	$125.00	$0.00	$125.00
			Lakeview Drive Sub Total =	$199,715.00	$101,884.67	$97,830.33
Moore Avenue	Paving 1 1/2 inch AC Overlay	10400 • ft	$1.25 / • ft	$13,000.00	$6,240.00	$6,760.00
	PCC Rolled Curbs with Gutters	630 lf	$18.00 / lf	$11,340.00	$6,426.00	$4,914.00
	PCC Apron	600 • ft	$6.00 / • ft	$3,600.00	$2,640.00	$960.00
			Moore Avenue Sub Total =	$27,940.00	$15,306.00	$12,634.00
Palmer Drive Entry	Paving 1 1/2 inch AC Overlay	6540 • ft	$1.25 / • ft	$8,175.00	$3,924.00	$4,251.00
	PCC Rolled Curbs with Gutters	400 lf	$18.00 / lf	$7,200.00	$5,280.00	$1,920.00
	PCC Curbs	400 lf	$7.00 / lf	$2,800.00	$2,053.33	$746.67
	PCC Sidewalks	560 • ft	$6.00 / • ft	$3,360.00	$2,464.00	$896.00
	PCC Apron	1090 • ft	$6.00 / • ft	$6,540.00	$2,616.00	$3,924.00
	Gate Key Pad	1	$1,500.00 ea	$1,500.00	$300.00	$1,200.00
	Gate Metal	4	$2,000.00 ea	$8,000.00	$4,800.00	$3,200.00
	Pillars Rock Repairs	9	$1,500.00 ea	$13,500.00	$7,650.00	$5,850.00
	Tubular Steel 6 ft Fencing	280 lf	$30.00 / lf	$8,400.00	$5,040.00	$3,360.00
	Fence and Gates Painting	1	$2,000.00 ea	$2,000.00	$0.00	$2,000.00
	Gate Motor	4	$5,000.00 ea	$20,000.00	$9,333.33	$10,666.67
	Gate Chassis	1	$500.00 ea	$500.00	$350.00	$150.00
	Gate Loops	4	$650.00 ea	$2,600.00	$2,470.00	$130.00
	Block Wall	310 • ft	$30.00 / • ft	$9,300.00	$6,820.00	$2,480.00
	Immediate Repairs of Block Wall	1	$500.00 ea	$500.00	$0.00	$500.00
	Water Feature Repairs	1	$3,000.00 ea	$3,000.00	$0.00	$3,000.00
	PCC Landscaping Boarder	170 lf	$3.00 / lf	$510.00	$289.00	$221.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Palmer Drive Entry	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$87.50	$162.50
	Guard House Roof Tile	400 • ft	$5.00 / • ft	$2,000.00	$1,450.00	$550.00
	Guard House Paint Exterior	1	$1,000.00 ea	$1,000.00	$0.00	$1,000.00
	Guard House PCC Pad	210 • ft	$5.00 / • ft	$1,050.00	$595.00	$455.00
	Guard House Electric Panel	1	$1,500.00 ea	$1,500.00	$825.00	$675.00
	Guard House Interior Remodel	1	$1,000.00 ea	$1,000.00	$350.00	$650.00
	Guard House Sprinkler Timing Station	1	$250.00 ea	$250.00	$50.00	$200.00
			Palmer Drive Entry Sub Total =	$104,935.00	$56,747.17	$48,187.83
Palmer Drive	Paving 1 1/2 inch AC Overlay	113680 • ft	$1.25 / • ft	$142,100.00	$68,208.00	$73,892.00
	PCC Rolled Curbs with Gutters	3820 lf	$18.00 / lf	$68,760.00	$50,424.00	$18,336.00
	PCC Curbs	3100 lf	$7.00 / lf	$21,700.00	$15,913.33	$5,786.67
	PCC Valley Gutter	200 • ft	$6.00 / • ft	$1,200.00	$680.00	$520.00
	PCC Landscaping Boarder	60 lf	$3.00 / lf	$180.00	$102.00	$78.00
	Electric Panel	1	$1,500.00 ea	$1,500.00	$825.00	$675.00
	Sprinkler Timing Station	3	$250.00 ea	$750.00	$150.00	$600.00
	Back Flow Preventer Rebuild	3	$250.00 ea	$750.00	$262.50	$487.50
			Palmer Drive Sub Total =	$236,940.00	$136,564.83	$100,375.17
La Costa Avenue	Paving 1 1/2 inch AC Overlay	121760 • ft	$1.25 / • ft	$152,200.00	$103,496.00	$48,704.00
	PCC Rolled Curbs with Gutters	6990 lf	$18.00 / lf	$125,820.00	$92,268.00	$33,552.00
	PCC Curbs with Gutters	160 lf	$15.00 / lf	$2,400.00	$1,760.00	$640.00
	PCC Curbs	170 lf	$7.00 / lf	$1,190.00	$872.67	$317.33
	PCC Valley Gutters	400 • ft	$6.00 / • ft	$2,400.00	$1,760.00	$640.00
	PCC Mail Box Pad Large	4	$1,500.00 ea	$6,000.00	$4,400.00	$1,600.00
	Lighting Site Overhead Rewiring	2	$500.00 ea	$1,000.00	$550.00	$450.00
	Back Flow Preventer Rebuild	2	$250.00 ea	$500.00	$175.00	$325.00
	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$8,250.00	$6,750.00
	Fire Hydrant Painting	5	$25.00 ea	$125.00	$0.00	$125.00
			La Costa Avenue Sub Total =	$306,635.00	$213,531.67	$93,103.33
La Costa Court	Paving 1 1/2 inch AC Overlay	8930 • ft	$1.25 / • ft	$11,162.50	$7,590.50	$3,572.00
	PCC Rolled Curbs with Gutters	490 lf	$18.00 / lf	$8,820.00	$6,468.00	$2,352.00
	PCC Curbs	180 lf	$7.00 / lf	$1,260.00	$924.00	$336.00
	PCC Apron	640 • ft	$6.00 / • ft	$3,840.00	$2,816.00	$1,024.00
	PCC Valley Gutters	440 • ft	$6.00 / • ft	$2,640.00	$1,936.00	$704.00
			La Costa Court Sub Total =	$27,722.50	$19,734.50	$7,988.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
La Costa Circle	Paving 1 1/2 inch AC Overlay	52750 • ft	$1.25 / • ft	$65,937.50	$44,837.50	$21,100.00
	PCC Rolled Curbs with Gutters	3640 lf	$18.00 / lf	$65,520.00	$48,048.00	$17,472.00
	PCC Curbs with Gutters	100 lf	$15.00 / lf	$1,500.00	$1,100.00	$400.00
	PCC Curbs	150 lf	$7.00 / lf	$1,050.00	$770.00	$280.00
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$3,300.00	$2,700.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$0.00	$50.00
	Access Road Paving 1 1/2 inch Overlay	5060 • ft	$1.25 / • ft	$6,325.00	$4,301.00	$2,024.00
	Access Road Slurry Seal	5060 • ft	$0.25 / • ft	$1,265.00	$253.00	$1,012.00
	Access Road Gate Emergency Access	2	$1,500.00 ea	$3,000.00	$2,200.00	$800.00
			La Costa Circle Sub Total =	$150,647.50	$104,809.50	$45,838.00
Sawgrass Court	Paving 1 1/2 inch AC Overlay	4810 • ft	$1.25 / • ft	$6,012.50	$4,088.50	$1,924.00
	PCC Rolled Curbs with Gutters	230 lf	$18.00 / lf	$4,140.00	$3,036.00	$1,104.00
	PCC Curbs	70 lf	$7.00 / lf	$490.00	$359.33	$130.67
	PCC Valley Gutters	80 • ft	$6.00 / • ft	$480.00	$352.00	$128.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$50.00	$200.00
	Back Flow Preventer Rebuild	2	$250.00 ea	$500.00	$175.00	$325.00
			Sawgrass Court Sub Total =	$11,872.50	$8,060.83	$3,811.67
Sawgrass Lane	Paving 1 1/2 inch AC Overlay	73440 • ft	$1.25 / • ft	$91,800.00	$62,424.00	$29,376.00
	PCC Rolled Curbs with Gutters	2180 lf	$18.00 / lf	$39,240.00	$28,776.00	$10,464.00
	PCC Curbs	1340 lf	$7.00 / lf	$9,380.00	$6,878.67	$2,501.33
	PCC Apron	120 • ft	$6.00 / • ft	$720.00	$528.00	$192.00
	PCC Valley Gutters	670 • ft	$6.00 / • ft	$4,020.00	$2,948.00	$1,072.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$1,100.00	$400.00
	Lighting Site Overhead Rewiring	2	$500.00 ea	$1,000.00	$550.00	$450.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$50.00	$200.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$87.50	$162.50
	Fire Hydrant Rebuild	3	$3,000.00 ea	$9,000.00	$4,950.00	$4,050.00
	Fire Hydrant Painting	3	$25.00 ea	$75.00	$0.00	$75.00
			Sawgrass Lane Sub Total =	$157,235.00	$108,292.17	$48,942.83
Royal Troon Drive	Paving 1 1/2 inch AC Overlay	83160 • ft	$1.25 / • ft	$103,950.00	$70,686.00	$33,264.00
	PCC Rolled Curbs with Gutters	5940 lf	$18.00 / lf	$106,920.00	$78,408.00	$28,512.00
	PCC Mail Box Pad Large	2	$1,500.00 ea	$3,000.00	$2,200.00	$800.00
	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$8,250.00	$6,750.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Royal Troon Drive	Fire Hydrant Painting	5	$25.00 ea	$125.00	$0.00	$125.00
			Royal Troon Drive Sub Total =	$228,995.00	$159,544.00	$69,451.00
Dornoch Court	Paving 1 1/2 inch AC Overlay	6290 • ft	$1.25 / • ft	$7,862.50	$5,346.50	$2,516.00
	PCC Rolled Curbs with Gutters	310 lf	$18.00 / lf	$5,580.00	$4,092.00	$1,488.00
	PCC Apron	500 • ft	$6.00 / • ft	$3,000.00	$2,200.00	$800.00
			Dornoch Court Sub Total =	$16,442.50	$11,638.50	$4,804.00
Birkdale Court	Paving 1 1/2 inch AC Overlay	6450 • ft	$1.25 / • ft	$8,062.50	$5,482.50	$2,580.00
	PCC Rolled Curbs with Gutters	320 lf	$18.00 / lf	$5,760.00	$4,224.00	$1,536.00
	PCC Apron	590 • ft	$6.00 / • ft	$3,540.00	$2,596.00	$944.00
			Birkdale Court Sub Total =	$17,362.50	$12,302.50	$5,060.00
La Quinta Court	Paving 1 1/2 inch AC Overlay	7410 • ft	$1.25 / • ft	$9,262.50	$6,298.50	$2,964.00
	PCC Rolled Curbs with Gutters	380 lf	$18.00 / lf	$6,840.00	$5,016.00	$1,824.00
	PCC Apron	590 • ft	$6.00 / • ft	$3,540.00	$2,596.00	$944.00
			La Quinta Court Sub Total =	$19,642.50	$13,910.50	$5,732.00
Champions Drive	Paving 1 1/2 inch AC Overlay	26290 • ft	$1.25 / • ft	$32,862.50	$22,346.50	$10,516.00
	PCC Rolled Curbs with Gutters	1560 lf	$18.00 / lf	$28,080.00	$20,592.00	$7,488.00
	Tubular Steel 4 ft Gate	2	$750.00 ea	$1,500.00	$900.00	$600.00
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$3,300.00	$2,700.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$0.00	$50.00
			Champions Drive Sub Total =	$68,492.50	$47,138.50	$21,354.00
Torrey Pines	Paving 1 1/2 inch AC Overlay	25440 • ft	$1.25 / • ft	$31,800.00	$21,624.00	$10,176.00
	PCC Rolled Curbs with Gutters	1590 lf	$18.00 / lf	$28,620.00	$20,988.00	$7,632.00
	PCC Apron	490 • ft	$6.00 / • ft	$2,940.00	$2,156.00	$784.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,650.00	$1,350.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Torrey Pines Sub Total =	$66,385.00	$46,418.00	$19,967.00
Stonehaven Court	Paving 1 1/2 inch AC Overlay	89170 • ft	$1.25 / • ft	$111,462.50	$75,794.50	$35,668.00
	PCC Rolled Curbs with Gutters	5170 lf	$18.00 / lf	$93,060.00	$68,244.00	$24,816.00
	PCC Curbs	300 lf	$7.00 / lf	$2,100.00	$1,540.00	$560.00
	PCC Mail Box Pad Large	2	$1,500.00 ea	$3,000.00	$2,200.00	$800.00
	Back Flow Preventer Rebuild	2	$250.00 ea	$500.00	$175.00	$325.00
	Fire Hydrant Rebuild	4	$3,000.00 ea	$12,000.00	$6,600.00	$5,400.00
	Fire Hydrant Painting	4	$25.00 ea	$100.00	$0.00	$100.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Stonehaven Court Sub Total =	$222,222.50	$154,553.50	$67,669.00
Grayhawk Drive	Paving 1 1/2 inch AC Overlay	79540 • ft	$1.25 / • ft	$99,425.00	$67,609.00	$31,816.00
	PCC Rolled Curbs with Gutters	4750 lf	$18.00 / lf	$85,500.00	$62,700.00	$22,800.00
	PCC Apron	500 • ft	$6.00 / • ft	$3,000.00	$2,200.00	$800.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$1,100.00	$400.00
	Tubular Steel 6 ft Fencing Powder Coated with Gate	1	$5,200.00 ea	$5,200.00	$4,420.00	$780.00
	Fire Hydrant Rebuild	4	$3,000.00 ea	$12,000.00	$6,600.00	$5,400.00
	Fire Hydrant Painting	4	$25.00 ea	$100.00	$0.00	$100.00
			Grayhawk Drive Sub Total =	$206,725.00	$144,629.00	$62,096.00
Grayhawk Court	Paving 1 1/2 inch AC Overlay	4620 • ft	$1.25 / • ft	$5,775.00	$3,927.00	$1,848.00
	PCC Rolled Curbs with Gutters	180 lf	$18.00 / lf	$3,240.00	$2,376.00	$864.00
	PCC Apron	800 • ft	$6.00 / • ft	$4,800.00	$3,520.00	$1,280.00
			Grayhawk Court Sub Total =	$13,815.00	$9,823.00	$3,992.00
Lytham Court	Paving 1 1/2 inch AC Overlay	4620 • ft	$1.25 / • ft	$5,775.00	$3,927.00	$1,848.00
	PCC Rolled Curbs with Gutters	180 lf	$18.00 / lf	$3,240.00	$2,376.00	$864.00
	PCC Apron	800 • ft	$6.00 / • ft	$4,800.00	$3,520.00	$1,280.00
			Lytham Court Sub Total =	$13,815.00	$9,823.00	$3,992.00
St Georges Court	Paving 1 1/2 inch AC Overlay	8230 • ft	$1.25 / • ft	$10,287.50	$6,995.50	$3,292.00
	PCC Rolled Curbs with Gutters	400 lf	$18.00 / lf	$7,200.00	$5,280.00	$1,920.00
	PCC Apron	520 • ft	$6.00 / • ft	$3,120.00	$2,288.00	$832.00
			St Georges Court Sub Total =	$20,607.50	$14,563.50	$6,044.00
Lahinch Court	Paving 1 1/2 inch AC Overlay	11730 • ft	$1.25 / • ft	$14,662.50	$9,970.50	$4,692.00
	PCC Rolled Curbs with Gutters	650 lf	$18.00 / lf	$11,700.00	$8,580.00	$3,120.00
			Lahinch Court Sub Total =	$26,362.50	$18,550.50	$7,812.00
Portrusa Court	Paving 1 1/2 inch AC Overlay	15250 • ft	$1.25 / • ft	$19,062.50	$12,962.50	$6,100.00
	PCC Rolled Curbs with Gutters	870 lf	$18.00 / lf	$15,660.00	$11,484.00	$4,176.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,650.00	$1,350.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Portrusa Court Sub Total =	$37,747.50	$26,096.50	$11,651.00
Turnberry Court	Paving 1 1/2 inch AC Overlay	17880 • ft	$1.25 / • ft	$22,350.00	$15,198.00	$7,152.00
	PCC Rolled Curbs with Gutters	1040 lf	$18.00 / lf	$18,720.00	$13,728.00	$4,992.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Turnberry Court Sub Total =	$41,070.00	$28,926.00	$12,144.00
Ballybunion Drive	Paving 1 1/2 inch AC Overlay	36980 • ft	$1.25 / • ft	$46,225.00	$31,433.00	$14,792.00
	PCC Rolled Curbs with Gutters	2230 lf	$18.00 / lf	$40,140.00	$29,436.00	$10,704.00
	Tubular Steel 6 ft Fencing Powder Coated with Gate	1	$6,200.00 ea	$6,200.00	$5,270.00	$930.00
	Fire Hydrant Rebuild	3	$3,000.00 ea	$9,000.00	$4,950.00	$4,050.00
	Fire Hydrant Painting	3	$25.00 ea	$75.00	$0.00	$75.00
	Access Road Paving 1 1/2 inch Overlay	600 • ft	$1.25 / • ft	$750.00	$510.00	$240.00
	Access Road Slurry Seal	600 • ft	$0.25 / • ft	$150.00	$30.00	$120.00
			Ballybunion Drive Sub Total =	$102,540.00	$71,629.00	$30,911.00
Gullane Court	Paving 1 1/2 inch AC Overlay	5810 • ft	$1.25 / • ft	$7,262.50	$4,938.50	$2,324.00
	PCC Rolled Curbs with Gutters	280 lf	$18.00 / lf	$5,040.00	$3,696.00	$1,344.00
			Gullane Court Sub Total =	$12,302.50	$8,634.50	$3,668.00
Ballybunion Court	Paving 1 1/2 inch AC Overlay	5880 • ft	$1.25 / • ft	$7,350.00	$4,998.00	$2,352.00
	PCC Rolled Curbs with Gutters	290 lf	$18.00 / lf	$5,220.00	$3,828.00	$1,392.00
			Ballybunion Court Sub Total =	$12,570.00	$8,826.00	$3,744.00
Landscaping	Landscaping Renovation	1	$10,000.00 ea	$10,000.00	$0.00	$10,000.00
Block Walls	Block Wall Repairs	1	$5,000.00 ea	$5,000.00	$3,500.00	$1,500.00
Street Signs and Stop Signs	Street Signs and Stop Signs Repairs	1	$16,000.00 ea	$16,000.00	$15,200.00	$800.00
Street Treatments	Slurry Seal	1	$227,860.00 ea	$227,860.00	$182,288.00	$45,572.00
	Paving Cut and Patch	1	$370,000.00 ea	$370,000.00	$296,000.00	$74,000.00
	Paving Stripping	1	$1,100.00 ea	$1,100.00	$660.00	$440.00
	Paving Transverse Crackfill	1	$24,270.00 ea	$24,270.00	$12,135.00	$12,135.00
	Paving Crackfill Curb and Gutter Joints	1	$66,260.00 ea	$66,260.00	$33,130.00	$33,130.00
			Street Treatments Sub Total =	$689,490.00	$524,213.00	$165,277.00
Riviera Court The Gallery	Paving 1 1/2 inch Overlay	5920 • ft	$1.25 / • ft	$7,400.00	$5,032.00	$2,368.00
	PCC Rolled Curbs with Gutters	320 • ft	$18.00 / • ft	$5,760.00	$4,224.00	$1,536.00
	PCC Apron	420 • ft	$6.00 / • ft	$2,520.00	$1,848.00	$672.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,650.00	$1,350.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Riviera Court The Gallery Sub Total =	$18,705.00	$12,754.00	$5,951.00
Cruden Bay Drive The Gallery	Paving 1 1/2 inch AC Overlay	44540 • ft	$1.25 / • ft	$55,675.00	$37,859.00	$17,816.00
	PCC Rolled Curbs with Gutters	2440 lf	$18.00 / lf	$43,920.00	$32,208.00	$11,712.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$975.33	$354.67
	PCC Apron	740 • ft	$6.00 / • ft	$4,440.00	$3,256.00	$1,184.00
	PCC Swale	300 • ft	$6.00 / • ft	$1,800.00	$1,320.00	$480.00
	PCC Mail Box Pad Medium	1	$500.00 ea	$500.00	$366.67	$133.33
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$183.33	$66.67
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$3,300.00	$2,700.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$0.00	$50.00
	Fencing Chain Link 6 ft	120 lf	$20.00 / lf	$2,400.00	$1,620.00	$780.00
	PCC V-Ditch	120 • ft	$0.00 / • ft	$0.01	$0.01	$0.00
	PCC Swale Extension	100 • ft	$0.00 / • ft	$0.01	$0.01	$0.00
			Cruden Bay Drive The Gallery Sub Total =	$116,365.02	$81,088.35	$35,276.67
Turnberry Court The Gallery	Paving 1 1/2 inch AC Overlay	7540 • ft	$1.25 / • ft	$9,425.00	$6,409.00	$3,016.00
	PCC Rolled Curbs with Gutters	210 lf	$18.00 / lf	$3,780.00	$2,772.00	$1,008.00
	PCC Curbs	140 lf	$7.00 / lf	$980.00	$718.67	$261.33
	PCC Apron	590 • ft	$6.00 / • ft	$3,540.00	$2,596.00	$944.00
			Turnberry Court The Gallery Sub Total =	$17,725.00	$12,495.67	$5,229.33
Wentworth Circle The Gallery	Paving 1 1/2 inch AC Overlay	2670 • ft	$1.25 / • ft	$3,337.50	$2,269.50	$1,068.00
	PCC Rolled Curbs with Gutters	160 lf	$18.00 / lf	$2,880.00	$2,112.00	$768.00
			Wentworth Circle The Gallery Sub Total =	$6,217.50	$4,381.50	$1,836.00
Golf Course	Fencing Chain Link 6 ft	30 lf	$0.00 / lf	$0.00	$0.00	$0.00
	Golf Cart Crossing Signs	1	$4,000.00 ea	$4,000.00	$3,800.00	$200.00
			Golf Course Sub Total =	$4,000.00	$3,800.00	$200.00
Bayhill and Palmer Gates	Lighting at Gates	1	$27,000.00 ea	$27,000.00	$25,650.00	$1,350.00
	Monitor System	1	$45,300.00 ea	$45,300.00	$40,770.00	$4,530.00
	Annual Maintenance Contract	1	$3,000.00 ea	$3,000.00	$0.00	$3,000.00
	Backup Batteries	2	$300.00 ea	$600.00	$360.00	$240.00
	Click 2 Enter System	2	$3,450.00 ea	$6,900.00	$5,520.00	$1,380.00
			Bayhill and Palmer Gates Sub Total =	$82,800.00	$72,300.00	$10,500.00
			Totals =	$4,933,742.57	$3,104,773.65	$1,828,968.91

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Dayton Valley Community Association 2020 Financial Update Funding Study Cash Flow Analysis

Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2020	$349,343	$215	$23,000	$65	$2,318,481	112.3%	$2,065,169
2021	$349,343	$248	$110,100	$74	$2,557,897	106.5%	$2,401,733
2022	$349,343	$272	$22,835	$82	$2,884,595	107.6%	$2,681,037
2023	$349,343	$304	$115,822	$91	$3,118,329	101.7%	$3,064,703
2024	$349,343	$328	$688,942	$98	$2,778,959	82.4%	$3,370,798
2025	$349,343	$294	$123,907	$88	$3,004,600	96.0%	$3,128,810
2026	$487,752	$323	$17,049	$97	$3,475,529	100.2%	$3,468,962
2027	$487,752	$370	$197,731	$111	$3,765,809	95.7%	$3,936,311
2028	$487,752	$399	$26,802	$120	$4,227,038	99.7%	$4,239,963
2029	$487,752	$445	$893,970	$134	$3,821,132	80.7%	$4,736,104
2030	$487,752	$404	$25,743	$121	$4,283,424	98.1%	$4,366,284
2031	$655,674	$458	$139,931	$138	$4,799,488	98.2%	$4,887,241
2032	$655,674	$510	$1,479,412	$153	$3,976,106	74.8%	$5,314,591
2033	$655,674	$428	$147,203	$128	$4,484,876	102.1%	$4,393,553
2034	$655,674	$479	$878,473	$144	$4,262,412	88.3%	$4,825,992
2035	$655,674	$456	$157,479	$137	$4,760,926	105.1%	$4,531,475
2036	$584,100	$503	$26,930	$151	$5,318,448	106.8%	$4,980,146
2037	$584,100	$559	$3,068,783	$168	$2,834,156	50.7%	$5,585,557
2038	$584,100	$310	$105,503	$93	$3,312,969	106.7%	$3,106,241
2039	$584,100	$358	$1,219,697	$107	$2,677,623	74.1%	$3,614,944
2040	$584,100	$295	$32,718	$88	$3,229,211	107.4%	$3,008,110
2041	$637,499	$352	$181,234	$106	$3,685,723	101.9%	$3,615,794
2042	$637,499	$398	$2,002,102	$119	$2,321,399	56.6%	$4,099,892
2043	$637,499	$261	$190,643	$78	$2,768,438	100.8%	$2,746,813
2044	$637,499	$306	$1,112,848	$92	$2,293,304	71.0%	$3,230,829
2045	$637,499	$259	$200,147	$78	$2,730,837	97.6%	$2,796,873
2046	$790,152	$309	$27,540	$93	$3,493,666	105.8%	$3,302,461
2047	$790,152	$386	$239,673	$116	$4,044,414	100.8%	$4,012,710
2048	$790,152	$441	$47,302	$132	$4,787,572	105.5%	$4,538,891
2049	$790,152	$515	$1,444,029	$154	$4,134,055	78.1%	$5,291,241
2050	$790,152	$450	$46,166	$135	$4,878,355	113.4%	$4,301,269
Totals :	**$17,871,936**	**$11,633**	**$14,993,712**	**$3,490**			

[1] Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study

Cash reserves have been set to a minimum of $0

Months Remaining in Calendar Year 2020: 12 Inflation = 2.40 % Interest = 0.01 %

Study Life = 30 years Initial Reserve Funds = $1,991,987.79 Final Reserve Value = $4,878,355.19

Annual Payments Held Constant for 5 years

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Dayton Valley Community Association 2020 Financial Update Reserve Assessment Summary

Projected Assessment by Month and by Calendar Year

Calendar Year	Member Monthly Reserve Assessment	Member Total Monthly Assessment	Member Total Annual Assessment	Monthly Reserve Assessment	Annual Reserve Assessment
2020	$35.33	$35.33	$423.96	$29,112	$349,343
2021	$35.33	$35.33	$423.96	$29,112	$349,343
2022	$35.33	$35.33	$423.96	$29,112	$349,343
2023	$35.33	$35.33	$423.96	$29,112	$349,343
2024	$35.33	$35.33	$423.96	$29,112	$349,343
2025	$35.33	$35.33	$423.96	$29,112	$349,343
2026	$49.33	$49.33	$591.93	$40,646	$487,752
2027	$49.33	$49.33	$591.93	$40,646	$487,752
2028	$49.33	$49.33	$591.93	$40,646	$487,752
2029	$49.33	$49.33	$591.93	$40,646	$487,752
2030	$49.33	$49.33	$591.93	$40,646	$487,752
2031	$66.31	$66.31	$795.72	$54,639	$655,674
2032	$66.31	$66.31	$795.72	$54,639	$655,674
2033	$66.31	$66.31	$795.72	$54,639	$655,674
2034	$66.31	$66.31	$795.72	$54,639	$655,674
2035	$66.31	$66.31	$795.72	$54,639	$655,674
2036	$59.07	$59.07	$708.86	$48,675	$584,100
2037	$59.07	$59.07	$708.86	$48,675	$584,100
2038	$59.07	$59.07	$708.86	$48,675	$584,100
2039	$59.07	$59.07	$708.86	$48,675	$584,100
2040	$59.07	$59.07	$708.86	$48,675	$584,100
2041	$64.47	$64.47	$773.66	$53,125	$637,499
2042	$64.47	$64.47	$773.66	$53,125	$637,499
2043	$64.47	$64.47	$773.66	$53,125	$637,499
2044	$64.47	$64.47	$773.66	$53,125	$637,499
2045	$64.47	$64.47	$773.66	$53,125	$637,499
2046	$79.91	$79.91	$958.92	$65,846	$790,152
2047	$79.91	$79.91	$958.92	$65,846	$790,152
2048	$79.91	$79.91	$958.92	$65,846	$790,152
2049	$79.91	$79.91	$958.92	$65,846	$790,152
2050	$79.91	$79.91	$958.92	$65,846	$790,152

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.
Operations Payments Include an annual inflation factor of 2.40%
Number of Payment Months in Calendar Year 2020: 12
Number of Years of Constant Payments: 5
No of Assessed Members: 824

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Dayton Valley Community Association 2020 Financial Update Funding Study - Expenses by Item and by Calendar Year

Item Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Bayhill Drive Entry																		
Paving 1 1/2 inch AC Overlay													$16,474					
PCC Apron													$9,342					
PCC Curbs																		$4,311
PCC Curbs with Gutters																		$9,469
PCC Sidewalks																		$22,171
PCC Pavers																		$5,912
PCC Boarder Around Pavers													$3,278					
Gate Key Pad			$1,612										$2,049					
Gate Metal																		$9,238
Gate Motor								$24,229										
Gate Loops																		
Gate Pedestrian																		$1,540
Gate Pedestrian Key Pad			$1,075										$1,366					
Block Wall																		$30,024
Back Flow Preventer Rebuild								$1,817										
Guard House Roof Metal																		
Guard House Stain Exterior	$1,024					$1,155					$1,302					$1,468		
Guard House Lighting Exterior								$363										
Guard House Electric Panel																	$2,255	
Guard House Interior Remodel								$1,211										
Guard House Sprinkler Timing Station			$269										$341					
PCC Pavers at Pedistrian Gates																		$2,340
Tubular Steel 6 ft Fencing																		$5,081
Fence and Gates Painting			$2,149							$2,542							$3,006	
Pillars Rock Repairs																		$9,238
Fire Hydrant Rebuild																		$4,619
Fire Hydrant Painting	$26					$29					$33					$37		
Gate Chassis								$606										$770
Category Subtotal :	$1,050		$5,105			$1,184		$28,226		$2,542	$1,335		$32,850			$1,505	$5,261	$104,713

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Bayhill Circle																		
Paving 1 1/2 inch AC Overlay													*$310,601*					
PCC Rolled Curbs with Gutters																		*$205,916*
PCC Sidewalks													*$24,091*					
PCC Mail Box Pad Large													*$2,049*					
PCC Mail Box Pad Medium													*$1,366*					
PCC Mail Box Pad Small													*$1,024*					
Lighting Site Overhead Rewiring																		*$6,159*
Fire Hydrant Rebuild																		*$23,095*
Fire Hydrant Painting	*$128*					*$144*					*$163*					*$183*		
Category Subtotal :	$128					$144					$163		$339,131			$183		$235,170
Reserve Category : Augusta Court																		
Paving 1 1/2 inch AC Overlay													*$59,597*					
PCC Rolled Curbs with Gutters																		*$52,380*
PCC Curbs																		*$2,048*
PCC Mail Box Pad Small													*$341*					
Sprinkler Timing Station			*$269*										*$341*					
Back Flow Preventer Rebuild								*$303*										
Lighting Site Overhead Rewiring																		*$3,849*
Fire Hydrant Rebuild																		*$9,238*
Fire Hydrant Painting	*$51*					*$58*					*$65*					*$73*		
Category Subtotal :	$51		$269			$58		$303			$65		$60,279			$73		$67,515
Reserve Category : Glen Eagles Court																		
Paving 1 1/2 inch AC Overlay													*$42,201*					
PCC Rolled Curbs with Gutters																		*$32,980*
PCC Curbs																		*$2,694*
PCC Valley Gutters																		*$2,587*
PCC Valley Gutters at Zero Life	*$184*																	
Sprinkler Timing Station			*$269*										*$341*					

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Back Flow Preventer Rebuild								*$303*										
Lighting Site Overhead Rewiring																		*$770*
Fire Hydrant Rebuild																		*$4,619*
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$210		$269			$29		$303			$33		$42,542			$37		$43,650
Reserve Category : Pebble Beach Court																		
Paving 1 1/2 inch AC Overlay													*$41,825*					
PCC Rolled Curbs with Gutters																		*$36,583*
PCC Curbs																		*$2,156*
PCC Valley Gutters								*$1,381*										
Back Flow Preventer Rebuild								*$303*										
Lighting Site Overhead Rewiring																		*$770*
Fire Hydrant Rebuild																		*$9,238*
Fire Hydrant Painting	*$51*					*$58*					*$65*					*$73*		
Category Subtotal :	$51					$58		$1,684			$65		$41,825			$73		$48,747
Reserve Category : Doral Court																		
Paving 1 1/2 inch AC Overlay													*$11,831*					
PCC Rolled Curbs with Gutters																		*$8,869*
PCC Curbs																		*$2,156*
PCC Valley Gutters																		*$1,663*
Category Subtotal :													$11,831					$12,688
Reserve Category : Riviera Court																		
Paving 1 1/2 inch AC Overlay													*$4,865*					
PCC Rolled Curbs with Gutters																		*$4,157*
Category Subtotal :													$4,865					$4,157
Reserve Category : Cypress Court																		
Paving 1 1/2 inch AC Overlay													*$12,087*					
PCC Rolled Curbs with Gutters																		*$7,760*

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
Category Subtotal :													$12,087					$7,760
Reserve Category : Spyglass Court																		
Paving 1 1/2 inch AC Overlay													*$7,170*					
PCC Rolled Curbs with Gutters																		*$5,543*
PCC Curbs																		*$2,048*
Sprinkler Timing Station					*$282*										*$358*			
Back Flow Preventer Rebuild								*$303*										
Lighting Site Overhead Rewiring																		*$770*
Fire Hydrant Rebuild																		*$4,619*
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$26				$282	$29		$303			$33		$7,170		$358	$37		$12,980
Reserve Category : St Andrews Drive																		
Paving 1 1/2 inch AC Overlay													*$237,159*					
PCC Rolled Curbs with Gutters																		*$247,764*
PCC Apron																		*$4,804*
PCC Sidewalks													*$60,802*					
PCC Mail Box Pad Large													*$2,049*					
Fire Hydrant Rebuild																		*$41,571*
Fire Hydrant Painting	*$230*					*$260*					*$293*					*$330*		
Category Subtotal :	$230					$260					$293		$300,010			$330		$294,139
Reserve Category : Kingsbarn Court																		
Paving 1 1/2 inch AC Overlay													*$19,854*					
PCC Rolled Curbs with Gutters																		*$17,460*
PCC Apron																		*$5,543*
Category Subtotal :													$19,854					$23,003
Reserve Category : Carnoustie Court																		
Paving 1 1/2 inch AC Overlay													*$44,898*					
PCC Rolled Curbs with Gutters																		*$43,234*
Fire Hydrant Rebuild																		*$4,619*

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$26					$29					$33		$44,898			$37		$47,853
Reserve Category : Prestwick Court																		
Paving 1 1/2 inch AC Overlay													*$10,721*					
PCC Rolled Curbs with Gutters																		*$6,929*
PCC Apron																		
Category Subtotal :													$10,721					$6,929
Reserve Category : Murfield Court																		
Paving 1 1/2 inch AC Overlay													*$13,265*					
PCC Rolled Curbs with Gutters																		*$13,857*
PCC Apron																		
Category Subtotal :													$13,265					$13,857
Reserve Category : Canterbury Court																		
Paving 1 1/2 inch AC Overlay													*$21,032*					
PCC Rolled Curbs with Gutters																		*$24,111*
Fire Hydrant Rebuild																		*$4,619*
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$26					$29					$33		$21,032			$37		$28,730
Reserve Category : Cypress Point																		
Paving 1 1/2 inch AC Overlay													*$71,513*					
PCC Rolled Curbs with Gutters																		*$205,084*
PCC Curbs																		*$6,251*
PCC Mail Box Pad Large													*$2,049*					
Fire Hydrant Rebuild																		*$18,476*
Fire Hydrant Painting	*$230*					*$260*					*$293*					*$330*		
Category Subtotal :	$230					$260					$293		$73,562			$330		$229,811
Reserve Category : Inverness Court																		
Paving 1 1/2 inch AC Overlay													*$22,261*					

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
PCC Rolled Curbs with Gutters																		*$24,666*
Fire Hydrant Rebuild																		*$4,619*
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$26					$29					$33		$22,261			$37		$29,285
Reserve Category : Poppy Hill Court																		
Paving 1 1/2 inch AC Overlay													*$9,987*					
PCC Rolled Curbs with Gutters																		*$8,869*
Category Subtotal :													$9,987					$8,869
Reserve Category : Lakeview Drive																		
Paving 1 1/2 inch AC Overlay													*$133,022*					
PCC Rolled Curbs with Gutters																		*$53,488*
PCC Curbs Gutters																		*$47,807*
PCC Curbs																		*$4,203*
PCC Apron																		*$5,543*
PCC Sidewalks																		*$15,889*
PCC Mail Box Pad Large																		*$2,310*
PCC Mail Box Pad Small																		*$385*
Tubular Steel 4 ft Fencing								*$3,634*										
Fire Hydrant Rebuild																		*$23,095*
Fire Hydrant Painting	*$128*					*$144*					*$163*					*$183*		
Category Subtotal :	$128					$144		$3,634			$163		$133,022			$183		$152,720
Reserve Category : Moore Avenue																		
Paving 1 1/2 inch AC Overlay													*$17,754*					
PCC Rolled Curbs with Gutters																		*$17,460*
PCC Apron																		
Category Subtotal :													$17,754					$17,460
Reserve Category : Palmer Drive Entry																		
Paving 1 1/2 inch AC Overlay													*$11,165*					
PCC Rolled Curbs with Gutters																		

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
PCC Curbs																		
PCC Sidewalks																		
PCC Apron													$8,932					
Gate Key Pad			$1,612										$2,049					
Gate Metal													$10,926					
Pillars Rock Repairs																		$20,786
Tubular Steel 6 ft Fencing													$11,472					
Fence and Gates Painting	$2,049							$2,423							$2,866			
Gate Motor								$24,229										
Gate Chassis								$606										$770
Gate Loops																		
Block Wall																		
Immediate Repairs of Block Wall	$512																	
Water Feature Repairs	$3,073										$3,905							
PCC Landscaping Boarder																		$785
Back Flow Preventer Rebuild								$303										
Guard House Roof Tile																		
Guard House Paint Exterior	$1,024					$1,155					$1,302					$1,468		
Guard House PCC Pad																		$1,617
Guard House Electric Panel																		
Guard House Interior Remodel								$1,211										
Guard House Sprinkler Timing Station			$269										$341					
Category Subtotal :	$6,658		$1,881			$1,155		$28,772			$5,207		$44,885		$2,866	$1,468		$23,958
Reserve Category : Palmer Drive																		
Paving 1 1/2 inch AC Overlay													$194,070					
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Valley Gutter																		$1,848
PCC Landscaping Boarder																		$277
Electric Panel																		
Sprinkler Timing Station			$806										$1,024					

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
Back Flow Preventer Rebuild								*$909*										
Category Subtotal :			$806					$909					$195,094					$2,125
Reserve Category : La Costa Avenue																		
Paving 1 1/2 inch AC Overlay																		*$234,338*
PCC Rolled Curbs with Gutters																		
PCC Curbs with Gutters																		
PCC Curbs																		
PCC Valley Gutters																		
PCC Mail Box Pad Large																		
Lighting Site Overhead Rewiring																		
Back Flow Preventer Rebuild								*$606*										
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$128*					*$144*					*$163*					*$183*		
Category Subtotal :	$128					$144		$606			$163					$183		$234,338
Reserve Category : La Costa Court																		
Paving 1 1/2 inch AC Overlay																		*$17,187*
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Apron																		
PCC Valley Gutters																		
Category Subtotal :																		$17,187
Reserve Category : La Costa Circle																		
Paving 1 1/2 inch AC Overlay																		*$101,522*
PCC Rolled Curbs with Gutters																		
PCC Curbs with Gutters																		
PCC Curbs																		
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$51*					*$58*					*$65*					*$73*		
Access Road Paving 1 1/2 inch Overlay																		*$9,738*

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
Access Road Slurry Seal		*$1,327*					*$1,496*					*$1,687*					*$1,902*	
Access Road Gate Emergency Access																		
Category Subtotal :	$51	$1,327				$58	$1,496				$65	$1,687				$73	$1,902	$111,260
Reserve Category : Sawgrass Court																		
Paving 1 1/2 inch AC Overlay																		*$9,257*
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Valley Gutters																		
Sprinkler Timing Station			*$269*										*$341*					
Back Flow Preventer Rebuild								*$606*										
Category Subtotal :			$269					$606					$341					$9,257
Reserve Category : Sawgrass Lane																		
Paving 1 1/2 inch AC Overlay																		*$141,342*
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Apron																		
PCC Valley Gutters																		
PCC Mail Box Pad Large																		
Lighting Site Overhead Rewiring																		
Sprinkler Timing Station			*$269*										*$341*					
Back Flow Preventer Rebuild								*$303*										
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$77*					*$87*					*$98*					*$110*		
Category Subtotal :	$77		$269			$87		$303			$98		$341			$110		$141,342
Reserve Category : Royal Troon Drive																		
Paving 1 1/2 inch AC Overlay																		*$160,049*
PCC Rolled Curbs with Gutters																		
PCC Mail Box Pad Large																		
Fire Hydrant Rebuild																		

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
Fire Hydrant Painting	*$128*					*$144*					*$163*					*$183*		
Category Subtotal :	$128					$144					$163					$183		$160,049
Reserve Category : Dornoch Court																		
Paving 1 1/2 inch AC Overlay																		*$12,106*
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		$12,106
Reserve Category : Birkdale Court																		
Paving 1 1/2 inch AC Overlay																		*$12,414*
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		$12,414
Reserve Category : La Quinta Court																		
Paving 1 1/2 inch AC Overlay																		*$14,261*
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		$14,261
Reserve Category : Champions Drive																		
Paving 1 1/2 inch AC Overlay																		*$50,597*
PCC Rolled Curbs with Gutters																		
Tubular Steel 4 ft Gate													*$2,049*					
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$51*					*$58*					*$65*					*$73*		
Category Subtotal :	$51					$58					$65		$2,049			$73		$50,597
Reserve Category : Torrey Pines																		
Paving 1 1/2 inch AC Overlay																		*$48,962*
PCC Rolled Curbs with Gutters																		
PCC Apron																		

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$26					$29					$33					$37		$48,962
Reserve Category : Stonehaven Court																		
Paving 1 1/2 inch AC Overlay																		*$171,616*
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Mail Box Pad Large																		
Back Flow Preventer Rebuild								*$606*										
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$102*					*$115*					*$130*					*$147*		
Category Subtotal :	$102					$115		$606			$130					$147		$171,616
Reserve Category : Grayhawk Drive																		
Paving 1 1/2 inch AC Overlay																		*$153,082*
PCC Rolled Curbs with Gutters																		
PCC Apron																		
PCC Mail Box Pad Large																		
Tubular Steel 6 ft Fencing Powder Coated with Gate																		*$8,006*
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$102*					*$115*					*$130*					*$147*		
Category Subtotal :	$102					$115					$130					$147		$161,088
Reserve Category : Grayhawk Court																		
Paving 1 1/2 inch AC Overlay																		*$8,892*
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		$8,892
Reserve Category : Lytham Court																		
Paving 1 1/2 inch AC Overlay																		*$8,892*
PCC Rolled Curbs with Gutters																		

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
PCC Apron																		
Category Subtotal :																		$8,892
Reserve Category : St Georges Court																		
Paving 1 1/2 inch AC Overlay																		*$15,839*
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		$15,839
Reserve Category : Lahinch Court																		
Paving 1 1/2 inch AC Overlay																		*$22,575*
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		$22,575
Reserve Category : Portrusa Court																		
Paving 1 1/2 inch AC Overlay																		*$29,350*
PCC Rolled Curbs with Gutters																		
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$26					$29					$33					$37		$29,350
Reserve Category : Turnberry Court																		
Paving 1 1/2 inch AC Overlay																		*$34,412*
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		$34,412
Reserve Category : Ballybunion Drive																		
Paving 1 1/2 inch AC Overlay																		*$71,171*
PCC Rolled Curbs with Gutters																		
Tubular Steel 6 ft Fencing Powder Coated with Gate																		*$9,546*
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$77*					*$87*					*$98*					*$110*		

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Access Road Paving 1 1/2 inch Overlay																		*$1,155*
Access Road Slurry Seal		*$157*					*$177*					*$200*					*$225*	
Category Subtotal :	$77	$157				$87	$177				$98	$200				$110	$225	$81,872
Reserve Category : Gullane Court																		
Paving 1 1/2 inch AC Overlay																		*$11,182*
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		$11,182
Reserve Category : Ballybunion Court																		
Paving 1 1/2 inch AC Overlay																		*$11,317*
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		$11,317
Reserve Category : Landscaping																		
Landscaping Renovation	*$10,243*	*$10,491*	*$10,746*	*$11,007*	*$11,274*	*$11,547*	*$11,827*	*$12,114*	*$12,408*	*$12,709*	*$13,018*	*$13,334*	*$13,657*	*$13,989*	*$14,328*	*$14,676*	*$15,032*	*$15,397*
Reserve Category : Block Walls																		
Block Wall Repairs								*$6,057*										*$7,698*
Reserve Category : Street Signs and Stop Signs																		
Street Signs and Stop Signs Repairs																		
Reserve Category : Street Treatments																		
Slurry Seal					*$256,881*					*$289,597*					*$326,481*			
Paving Cut and Patch					*$417,124*					*$470,249*					*$530,141*			
Paving Stripping				*$1,211*					*$1,365*					*$1,539*				
Paving Transverse Crackfill		*$25,462*		*$26,713*		*$28,025*		*$29,402*		*$30,846*		*$32,361*		*$33,951*		*$35,618*		*$37,368*
Paving Crackfill Curb and Gutter Joints		*$69,515*		*$72,929*		*$76,512*		*$80,270*		*$84,213*		*$88,349*		*$92,689*		*$97,242*		*$102,019*
Category Subtotal :		$94,977		$100,853	$674,005	$104,537		$109,672	$1,365	$874,905		$120,710		$128,179	$856,622	$132,860		$139,387
Reserve Category : Riviera Court The Gallery																		
Paving 1 1/2 inch Overlay																		*$11,394*

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$26*					*$29*					*$33*					*$37*		
Category Subtotal :	$26					$29					$33					$37		$11,394
Reserve Category : Cruden Bay Drive The Gallery																		
Paving 1 1/2 inch AC Overlay																		*$85,721*
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Apron																		
PCC Swale																		
PCC Mail Box Pad Medium																		
PCC Mail Box Pad Small																		
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$51*					*$58*					*$65*					*$73*		
Fencing Chain Link 6 ft																		
PCC V-Ditch																		
PCC Swale Extension																		
Category Subtotal :	$51					$58					$65					$73		$85,721
Reserve Category : Turnberry Court The Gallery																		
Paving 1 1/2 inch AC Overlay																		*$14,511*
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Apron																		
Category Subtotal :																		$14,511
Reserve Category : Wentworth Circle The Gallery																		
Paving 1 1/2 inch AC Overlay																		*$5,139*
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		$5,139

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*
Reserve Category : Golf Course																		
Fencing Chain Link 6 ft																		
Golf Cart Crossing Signs																		
Category Subtotal :																		
Reserve Category : Bayhill and Palmer Gates																		
Lighting at Gates																		
Monitor System																		
Annual Maintenance Contract	*$3,073*	*$3,147*	*$3,224*	*$3,302*	*$3,382*	*$3,464*	*$3,548*	*$3,634*	*$3,723*	*$3,813*	*$3,905*	*$4,000*	*$4,097*	*$4,197*	*$4,298*	*$4,403*	*$4,510*	*$4,619*
Backup Batteries				*$660*					*$745*					*$839*				
Click 2 Enter System									*$8,562*									
Category Subtotal :	$3,073	$3,147	$3,224	$3,962	$3,382	$3,464	$3,548	$3,634	$13,030	$3,813	$3,905	$4,000	$4,097	$5,036	$4,298	$4,403	$4,510	$4,619
Expense Totals :	***$23,000***	***$110,100***	***$22,835***	***$115,822***	***$688,942***	***$123,907***	***$17,049***	***$197,731***	***$26,802***	***$893,970***	***$25,743***	***$139,931***	***$1,479,412***	***$147,203***	***$878,473***	***$157,479***	***$26,930***	***$3,068,783***

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Reserve Category : Bayhill Drive Entry													
Paving 1 1/2 inch AC Overlay													
PCC Apron													
PCC Curbs													
PCC Curbs with Gutters													
PCC Sidewalks													
PCC Pavers													
PCC Boarder Around Pavers													
Gate Key Pad					$2,604								
Gate Metal													
Gate Motor					$34,715								
Gate Loops		$6,623											
Gate Pedestrian													
Gate Pedestrian Key Pad					$1,736								
Block Wall													
Back Flow Preventer Rebuild										$2,935			
Guard House Roof Metal													
Guard House Stain Exterior			$1,654					$1,865					$2,103
Guard House Lighting Exterior										$587			
Guard House Electric Panel													
Guard House Interior Remodel										$1,957			
Guard House Sprinkler Timing Station					$434								
PCC Pavers at Pedistrian Gates													
Tubular Steel 6 ft Fencing													
Fence and Gates Painting						$3,556							$4,206
Pillars Rock Repairs													
Fire Hydrant Rebuild													
Fire Hydrant Painting			$41					$47					$53
Gate Chassis										$978			
Category Subtotal :		$6,623	$1,695		$39,489	$3,556		$1,912		$6,457			$6,362
Reserve Category : Bayhill Circle													
Paving 1 1/2 inch AC Overlay													

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
PCC Rolled Curbs with Gutters													
PCC Sidewalks													
PCC Mail Box Pad Large													
PCC Mail Box Pad Medium													
PCC Mail Box Pad Small													
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$207*					*$233*					*$263*
Category Subtotal :			$207					$233					$263
Reserve Category : Augusta Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Mail Box Pad Small													
Sprinkler Timing Station					*$434*								
Back Flow Preventer Rebuild										*$489*			
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$83*					*$93*					*$105*
Category Subtotal :			$83		$434			$93		$489			$105
Reserve Category : Glen Eagles Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Valley Gutters													
PCC Valley Gutters at Zero Life													*$378*
Sprinkler Timing Station					*$434*								
Back Flow Preventer Rebuild										*$489*			

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$41*					*$47*					*$53*
Category Subtotal :			$41		$434			$47		$489			$431
Reserve Category : Pebble Beach Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Valley Gutters													
Back Flow Preventer Rebuild										*$489*			
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$83*					*$93*					*$105*
Category Subtotal :			$83					$93		$489			$105
Reserve Category : Doral Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Valley Gutters													
Category Subtotal :													
Reserve Category : Riviera Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
Category Subtotal :													
Reserve Category : Cypress Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
Category Subtotal :													

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Reserve Category : Spyglass Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs													
Sprinkler Timing Station							*$455*						
Back Flow Preventer Rebuild										*$489*			
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$41*					*$47*					*$53*
Category Subtotal :			$41				$455	$47		$489			$53
Reserve Category : St Andrews Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Apron													
PCC Sidewalks													
PCC Mail Box Pad Large													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$372*					*$420*					*$473*
Category Subtotal :			$372					$420					$473
Reserve Category : Kingsbarn Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Apron													
Category Subtotal :													
Reserve Category : Carnoustie Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$41*					*$47*					*$53*

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Category Subtotal :			$41					$47					$53
Reserve Category : Prestwick Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Apron					*$7,499*								
Category Subtotal :					$7,499								
Reserve Category : Murfield Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Apron					*$5,520*								
Category Subtotal :					$5,520								
Reserve Category : Canterbury Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$41*					*$47*					*$53*
Category Subtotal :			$41					$47					$53
Reserve Category : Cypress Point													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Mail Box Pad Large													
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$372*					*$420*					*$473*
Category Subtotal :			$372					$420					$473
Reserve Category : Inverness Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$41*					*$47*					*$53*
Category Subtotal :			$41					$47					$53
Reserve Category : Poppy Hill Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
Category Subtotal :													
Reserve Category : Lakeview Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs Gutters													
PCC Curbs													
PCC Apron													
PCC Sidewalks													
PCC Mail Box Pad Large													
PCC Mail Box Pad Small													
Tubular Steel 4 ft Fencing										*$5,871*			
Fire Hydrant Rebuild													
Fire Hydrant Painting			*$207*					*$233*					*$263*
Category Subtotal :			$207					$233		$5,871			$263
Reserve Category : Moore Avenue													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Apron					*$6,249*								
Category Subtotal :					$6,249								
Reserve Category : Palmer Drive Entry													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$12,498*								
PCC Curbs					*$4,860*								

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
PCC Sidewalks					*$5,832*								
PCC Apron													
Gate Key Pad					*$2,604*								
Gate Metal													
Pillars Rock Repairs													
Tubular Steel 6 ft Fencing													
Fence and Gates Painting				*$3,389*							*$4,009*		
Gate Motor					*$34,715*								
Gate Chassis										*$978*			
Gate Loops		*$4,200*											
Block Wall					*$16,143*								
Immediate Repairs of Block Wall													
Water Feature Repairs			*$4,963*										*$6,308*
PCC Landscaping Boarder													
Back Flow Preventer Rebuild										*$489*			
Guard House Roof Tile												*$4,106*	
Guard House Paint Exterior			*$1,654*					*$1,865*					*$2,103*
Guard House PCC Pad													
Guard House Electric Panel					*$2,604*								
Guard House Interior Remodel										*$1,957*			
Guard House Sprinkler Timing Station					*$434*								
Category Subtotal :		$4,200	$6,617	$3,389	$79,690			$1,865		$3,424	$4,009	$4,106	$8,411
Reserve Category : Palmer Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$119,351*								
PCC Curbs					*$37,666*								
PCC Valley Gutter													
PCC Landscaping Boarder													
Electric Panel					*$2,604*								
Sprinkler Timing Station					*$1,302*								
Back Flow Preventer Rebuild										*$1,468*			

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Category Subtotal :					$160,923					$1,468			
Reserve Category : La Costa Avenue													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$218,394*								
PCC Curbs with Gutters					*$4,166*								
PCC Curbs					*$2,066*								
PCC Valley Gutters					*$4,166*								
PCC Mail Box Pad Large					*$10,415*								
Lighting Site Overhead Rewiring					*$1,736*								
Back Flow Preventer Rebuild										*$978*			
Fire Hydrant Rebuild					*$26,036*								
Fire Hydrant Painting			*$207*					*$233*					*$263*
Category Subtotal :			$207		$266,979			$233		$978			$263
Reserve Category : La Costa Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$15,309*								
PCC Curbs					*$2,187*								
PCC Apron					*$6,665*								
PCC Valley Gutters					*$4,582*								
Category Subtotal :					$28,743								
Reserve Category : La Costa Circle													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$113,727*								
PCC Curbs with Gutters					*$2,604*								
PCC Curbs					*$1,823*								
Fire Hydrant Rebuild					*$10,415*								
Fire Hydrant Painting			*$83*					*$93*					*$105*
Access Road Paving 1 1/2 inch Overlay													
Access Road Slurry Seal				*$2,144*					*$2,417*				

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Access Road Gate Emergency Access					*$5,207*								
Category Subtotal :			$83	$2,144	$133,776			$93	$2,417				$105
Reserve Category : Sawgrass Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$7,186*								
PCC Curbs					*$851*								
PCC Valley Gutters					*$833*								
Sprinkler Timing Station					*$434*								
Back Flow Preventer Rebuild										*$978*			
Category Subtotal :					$9,304					$978			
Reserve Category : Sawgrass Lane													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$68,111*								
PCC Curbs					*$16,281*								
PCC Apron					*$1,250*								
PCC Valley Gutters					*$6,978*								
PCC Mail Box Pad Large					*$2,604*								
Lighting Site Overhead Rewiring					*$1,736*								
Sprinkler Timing Station					*$434*								
Back Flow Preventer Rebuild										*$489*			
Fire Hydrant Rebuild					*$15,622*								
Fire Hydrant Painting			*$124*					*$140*					*$158*
Category Subtotal :			$124		$113,016			$140		$489			$158
Reserve Category : Royal Troon Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$185,588*								
PCC Mail Box Pad Large					*$5,207*								
Fire Hydrant Rebuild					*$26,036*								
Fire Hydrant Painting			*$207*					*$233*					*$263*

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Category Subtotal :			$207		$216,831			$233					$263
Reserve Category : Dornoch Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$9,686*								
PCC Apron					*$5,207*								
Category Subtotal :					$14,893								
Reserve Category : Birkdale Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$9,998*								
PCC Apron					*$6,145*								
Category Subtotal :					$16,143								
Reserve Category : La Quinta Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$11,873*								
PCC Apron					*$6,145*								
Category Subtotal :					$18,018								
Reserve Category : Champions Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$48,740*								
Tubular Steel 4 ft Gate													
Fire Hydrant Rebuild					*$10,415*								
Fire Hydrant Painting			*$83*					*$93*					*$105*
Category Subtotal :			$83		$59,155			$93					$105
Reserve Category : Torrey Pines													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$49,678*								
PCC Apron					*$5,103*								
Fire Hydrant Rebuild					*$5,207*								

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Fire Hydrant Painting			*$41*					*$47*					*$53*
Category Subtotal :			$41		$59,988			$47					$53
Reserve Category : Stonehaven Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$161,530*								
PCC Curbs					*$3,645*								
PCC Mail Box Pad Large					*$5,207*								
Back Flow Preventer Rebuild										*$978*			
Fire Hydrant Rebuild					*$20,829*								
Fire Hydrant Painting			*$165*					*$187*					*$210*
Category Subtotal :			$165		$191,211			$187		$978			$210
Reserve Category : Grayhawk Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$148,408*								
PCC Apron					*$5,207*								
PCC Mail Box Pad Large					*$2,604*								
Tubular Steel 6 ft Fencing Powder Coated with Gate													
Fire Hydrant Rebuild					*$20,829*								
Fire Hydrant Painting			*$165*					*$187*					*$210*
Category Subtotal :			$165		$177,048			$187					$210
Reserve Category : Grayhawk Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$5,624*								
PCC Apron					*$8,332*								
Category Subtotal :					$13,956								
Reserve Category : Lytham Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$5,624*								
PCC Apron					*$8,332*								

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Category Subtotal :					$13,956								
Reserve Category : St Georges Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$12,498*								
PCC Apron					*$5,416*								
Category Subtotal :					$17,914								
Reserve Category : Lahinch Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$20,308*								
Category Subtotal :					$20,308								
Reserve Category : Portrusa Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$27,182*								
Fire Hydrant Rebuild					*$5,207*								
Fire Hydrant Painting			*$41*					*$47*					*$53*
Category Subtotal :			$41		$32,389			$47					$53
Reserve Category : Turnberry Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$32,494*								
Category Subtotal :					$32,494								
Reserve Category : Ballybunion Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$69,674*								
Tubular Steel 6 ft Fencing Powder Coated with Gate													
Fire Hydrant Rebuild					*$15,622*								
Fire Hydrant Painting			*$124*					*$140*					*$158*
Access Road Paving 1 1/2 inch Overlay													

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Access Road Slurry Seal				*$254*					*$287*				
Category Subtotal :			$124	$254	$85,296			$140	$287				$158
Reserve Category : Gullane Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$8,748*								
Category Subtotal :					$8,748								
Reserve Category : Ballybunion Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$9,061*								
Category Subtotal :					$9,061								
Reserve Category : Landscaping													
Landscaping Renovation	*$15,770*	*$16,153*	*$16,545*	*$16,946*	*$17,358*	*$17,779*	*$18,210*	*$18,652*	*$19,105*	*$19,568*	*$20,043*	*$20,530*	*$21,028*
Reserve Category : Block Walls													
Block Wall Repairs										*$9,784*			
Reserve Category : Street Signs and Stop Signs													
Street Signs and Stop Signs Repairs		*$25,845*											
Reserve Category : Street Treatments													
Slurry Seal		*$368,062*					*$414,939*					*$467,787*	
Paving Cut and Patch		*$597,661*					*$673,780*					*$759,594*	
Paving Stripping	*$1,735*					*$1,956*					*$2,205*		
Paving Transverse Crackfill		*$39,203*		*$41,129*		*$43,149*		*$45,269*		*$47,492*		*$49,825*	
Paving Crackfill Curb and Gutter Joints		*$107,030*		*$112,287*		*$117,803*		*$123,589*		*$129,660*		*$136,029*	
Category Subtotal :	$1,735	$1,111,956		$153,416		$162,908	$1,088,719	$168,858		$177,152	$2,205	$1,413,235	
Reserve Category : Riviera Court The Gallery													
Paving 1 1/2 inch Overlay													
PCC Rolled Curbs with Gutters					*$9,998*								
PCC Apron					*$4,374*								

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Fire Hydrant Rebuild					*$5,207*								
Fire Hydrant Painting			*$41*					*$47*					*$53*
Category Subtotal :			$41		$19,579			$47					$53
Reserve Category : Cruden Bay Drive The Gallery													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$76,235*								
PCC Curbs					*$2,309*								
PCC Apron					*$7,707*								
PCC Swale					*$3,124*								
PCC Mail Box Pad Medium					*$868*								
PCC Mail Box Pad Small					*$434*								
Fire Hydrant Rebuild					*$10,415*								
Fire Hydrant Painting			*$83*					*$93*					*$105*
Fencing Chain Link 6 ft										*$4,696*			
PCC V-Ditch													
PCC Swale Extension													
Category Subtotal :			$83		$101,092			$93		$4,696			$105
Reserve Category : Turnberry Court The Gallery													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$6,561*								
PCC Curbs					*$1,701*								
PCC Apron					*$6,145*								
Category Subtotal :					$14,407								
Reserve Category : Wentworth Circle The Gallery													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters					*$4,999*								
Category Subtotal :					$4,999								
Reserve Category : Golf Course													
Fencing Chain Link 6 ft													
Golf Cart Crossing Signs		*$6,461*											

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Dayton Valley Community Association 2020 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2038*	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*
Category Subtotal :		$6,461											
Reserve Category : Bayhill and Palmer Gates													
Lighting at Gates		*$43,613*											
Monitor System	*$71,440*												
Annual Maintenance Contract	*$4,731*	*$4,846*	*$4,963*	*$5,084*	*$5,207*	*$5,334*	*$5,463*	*$5,596*	*$5,731*	*$5,871*	*$6,013*	*$6,159*	*$6,308*
Backup Batteries	*$946*					*$1,067*					*$1,203*		
Click 2 Enter System	*$10,882*										*$13,830*		
Category Subtotal :	$87,999	$48,459	$4,963	$5,084	$5,207	$6,401	$5,463	$5,596	$5,731	$5,871	$21,046	$6,159	$6,308
Expense Totals :	***$105,503***	***$1,219,697***	***$32,718***	***$181,234***	***$2,002,102***	***$190,643***	***$1,112,848***	***$200,147***	***$27,540***	***$239,673***	***$47,302***	***$1,444,029***	***$46,166***

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July 8, 2019

Year	Category	Item Name	Expense
2020	Bayhill Drive Entry	Guard House Stain Exterior	$1,024
		Fire Hydrant Painting	$26
		Bayhill Drive Entry Subtotal = $1,050.00	
	Bayhill Circle	Fire Hydrant Painting	$128
	Augusta Court	Fire Hydrant Painting	$51
	Glen Eagles Court	PCC Valley Gutters at Zero Life	$184
		Fire Hydrant Painting	$26
		Glen Eagles Court Subtotal = $210.00	
	Pebble Beach Court	Fire Hydrant Painting	$51
	Spyglass Court	Fire Hydrant Painting	$26
	St Andrews Drive	Fire Hydrant Painting	$230
	Carnoustie Court	Fire Hydrant Painting	$26
	Canterbury Court	Fire Hydrant Painting	$26
	Cypress Point	Fire Hydrant Painting	$230
	Inverness Court	Fire Hydrant Painting	$26
	Lakeview Drive	Fire Hydrant Painting	$128
	Palmer Drive Entry	Fence and Gates Painting	$2,049
		Immediate Repairs of Block Wall	$512
		Water Feature Repairs	$3,073
		Guard House Paint Exterior	$1,024
		Palmer Drive Entry Subtotal = $6,658.00	
	La Costa Avenue	Fire Hydrant Painting	$128
	La Costa Circle	Fire Hydrant Painting	$51
	Sawgrass Lane	Fire Hydrant Painting	$77
	Royal Troon Drive	Fire Hydrant Painting	$128
	Champions Drive	Fire Hydrant Painting	$51
	Torrey Pines	Fire Hydrant Painting	$26
	Stonehaven Court	Fire Hydrant Painting	$102
	Grayhawk Drive	Fire Hydrant Painting	$102
	Portrusa Court	Fire Hydrant Painting	$26

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Year	Category	Item Name	Expense
2020	*Ballybunion Drive*	Fire Hydrant Painting	$77
	Landscaping	Landscaping Renovation	$10,243
	Riviera Court The Gallery	Fire Hydrant Painting	$26
	Cruden Bay Drive The Gallery	Fire Hydrant Painting	$51
	Bayhill and Palmer Gates	Annual Maintenance Contract	$3,073
		2020 Annual Expense Total = $23,001	
2021	*La Costa Circle*	Access Road Slurry Seal	$1,327
	Ballybunion Drive	Access Road Slurry Seal	$157
	Landscaping	Landscaping Renovation	$10,491
	Street Treatments	Paving Transverse Crackfill	$25,462
		Paving Crackfill Curb and Gutter Joints	$69,515
		Street Treatments Subtotal = $94,977.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$3,147
		2021 Annual Expense Total = $110,099	
2022	*Bayhill Drive Entry*	Gate Key Pad	$1,612
		Gate Pedestrian Key Pad	$1,075
		Guard House Sprinkler Timing Station	$269
		Fence and Gates Painting	$2,149
		Bayhill Drive Entry Subtotal = $5,105.00	
	Augusta Court	Sprinkler Timing Station	$269
	Glen Eagles Court	Sprinkler Timing Station	$269
	Palmer Drive Entry	Gate Key Pad	$1,612
		Guard House Sprinkler Timing Station	$269
		Palmer Drive Entry Subtotal = $1,881.00	
	Palmer Drive	Sprinkler Timing Station	$806
	Sawgrass Court	Sprinkler Timing Station	$269
	Sawgrass Lane	Sprinkler Timing Station	$269
	Landscaping	Landscaping Renovation	$10,746
	Bayhill and Palmer Gates	Annual Maintenance Contract	$3,224
		2022 Annual Expense Total = $22,838	
2023	*Landscaping*	Landscaping Renovation	$11,007
	Street Treatments	Paving Stripping	$1,211
		Paving Transverse Crackfill	$26,713
		Paving Crackfill Curb and Gutter Joints	$72,929
		Street Treatments Subtotal = $100,853.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$3,302

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Year	Category	Item Name	Expense
2023	*Bayhill and Palmer Gates*	Backup Batteries	$660
		Bayhill and Palmer Gates Subtotal = $3,962.00	
			2023 Annual Expense Total = $115,822
2024	*Spyglass Court*	Sprinkler Timing Station	$282
	Landscaping	Landscaping Renovation	$11,274
	Street Treatments	Slurry Seal	$256,881
		Paving Cut and Patch	$417,124
		Street Treatments Subtotal = $674,005.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$3,382
			2024 Annual Expense Total = $688,943
2025	*Bayhill Drive Entry*	Guard House Stain Exterior	$1,155
		Fire Hydrant Painting	$29
		Bayhill Drive Entry Subtotal = $1,184.00	
	Bayhill Circle	Fire Hydrant Painting	$144
	Augusta Court	Fire Hydrant Painting	$58
	Glen Eagles Court	Fire Hydrant Painting	$29
	Pebble Beach Court	Fire Hydrant Painting	$58
	Spyglass Court	Fire Hydrant Painting	$29
	St Andrews Drive	Fire Hydrant Painting	$260
	Carnoustie Court	Fire Hydrant Painting	$29
	Canterbury Court	Fire Hydrant Painting	$29
	Cypress Point	Fire Hydrant Painting	$260
	Inverness Court	Fire Hydrant Painting	$29
	Lakeview Drive	Fire Hydrant Painting	$144
	Palmer Drive Entry	Guard House Paint Exterior	$1,155
	La Costa Avenue	Fire Hydrant Painting	$144
	La Costa Circle	Fire Hydrant Painting	$58
	Sawgrass Lane	Fire Hydrant Painting	$87
	Royal Troon Drive	Fire Hydrant Painting	$144
	Champions Drive	Fire Hydrant Painting	$58
	Torrey Pines	Fire Hydrant Painting	$29
	Stonehaven Court	Fire Hydrant Painting	$115
	Grayhawk Drive	Fire Hydrant Painting	$115
	Portrusa Court	Fire Hydrant Painting	$29
	Ballybunion Drive	Fire Hydrant Painting	$87
	Landscaping	Landscaping Renovation	$11,547
	Street Treatments	Paving Transverse Crackfill	$28,025

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Year	*Category*	*Item Name*	*Expense*
2025	*Street Treatments*	Paving Crackfill Curb and Gutter Joints	$76,512
		Street Treatments Subtotal = $104,537.00	
	Riviera Court The Gallery	Fire Hydrant Painting	$29
	Cruden Bay Drive The Gallery	Fire Hydrant Painting	$58
	Bayhill and Palmer Gates	Annual Maintenance Contract	$3,464
			2025 Annual Expense Total = $123,909

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Funding Reserve Analysis

for

Dayton Valley Community Association January 1 to September 4, 2021 Financial Update

September 14, 2020



Dayton Valley Community Association

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Funding Reserve Analysis

for

Dayton Valley Community Association January 1 to September 4, 2021 Financial Update

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September 14, 2020

Ms. Lesley Zepeda
Camco North
704 W. Nye Lane, Suite 101
Carson City, Nevada 89703

Subject: Dayton Valley Community Association January 1 to September 4, 2021 Financial Update

Ms. Zepeda,

Resource 1 BC is pleased to present to Ms. Lesley Zepeda the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

Project Description

Dayton Valley Community Association is located Bayhill Drive and Palmer Drive in Dayton, Nevada. The project consists of 824 units. The homeowners maintain their homes, sidewalks, fences and lots. The Association maintains the private streets, gates, common area sidewalks, common area landscaping, mailbox pads, perimeter fencing and common areas. The project was started in 1996 and is considered to be 25 years old. The detention pond, Lyon County parcel 029-162-32, in The Gallery, is owned by Kay Stafford and is not included in this reserve study.

As per NRS 116, a financial update, without a site visit, is recommended annually {as inflation rates may change, the amount in the reserve account changes, component costs change}, and a new reserve study, with a site visit, is required every five years, which would be before October 2021.

Depth of Study

Reserve Study Update without Field Inspection A field inspection of the facility improvements was not made for this reserve study. Substantial reliance was placed on the previous reserve study supplied by the client, which was prepared by Resource 1 BC and dated May 10, 2017.

Summary of Financial Assumptions

The below table contains a partial summary of membership and reserve fund balance provided by Ms. Lesley Zepeda for the Dayton Valley Community Association January 1 to September 4, 2021 Financial Update funding study.

Reserve Study by Calendar Year Starting	*January 1, 2021*
Funding Study Length	*30 Years*
Number of Assessment Paying Members	*824*
Reserve Balance as of January 1, 2021[1]	*$1,739,337*
Annual Inflation Rate	*2.00%*
Tax Rate on Reserve Interest [2]	*30.00%*
Minimum Reserve Account Balance	*$0*
Assessment Change Period	*5 Years*
Annual Operating Budget	*$0*

[1] See "Financial Condition of Association" in this report.

[2] Taxed as an IRS exempt association (IRS Tax Rules Attached)

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Reserve Study Assumptions

- •Cost estimates and financial information are accurate and current.
- •No unforeseen circumstances will cause a significant reduction of reserves.
- •Sufficient comprehensive property insurance exists to protect from insurable risks.
- •The association plans to continue to maintain the existing common areas and amenities.
- •Reserve payments occur at the end of every calendar month.
- •Expenses occur at the end of the expense year.

Initial Reserves

Initial reserves for this Reserve Study were known to be $1,739,337 on January 1, 2021. Based upon a study start date of January 1, 2021 a total of 0 days of accrued interest at 0.01 percent per annum were compounded to yield an initial reserve balance of $1,739,337.
The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Recommended Payment Schedule

The below table contains Resource 1 BC recommended schedule of payments for the next five years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds.

Proposed Assessment Schedule

Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2021	$39.78	$477	$32,779	$393,347	$2,046,358
2022	$39.78	$477	$32,779	$393,347	$2,390,611
2023	$39.78	$477	$32,779	$393,347	$2,690,006
2024	$39.78	$477	$32,779	$393,347	$2,391,184
2025	$39.78	$477	$32,779	$393,347	$2,695,134
2026	$39.78	$477	$32,779	$393,347	$3,031,687

Assessment Change Period

Resource 1 BC is using a 5 years assessment change period, as a new reserve study is required every five years. Resource 1 BC recommends a financial update every year. Ongoing repairs, reserve account balances changes, costs of component changes, inflation rate changes and reserve funds interest rate changes are some of the variables that affect reserve assessments.

Financial Condition of Association

Dayton Valley Community Association's current reserve funding is in excellent financial condition and/or is adequately funded. The overall status of the reserve of the association is in excellent financial condition and/or is adequately funded. The reserve account is slightly under funded by approximately $330,143.49; this is the total present cost depreciation, $2,069,480.60, less monies in reserves. See present cost report. This is about $400.60 per unit, which is not financially significant. Resource 1 BC recommends annual updates, because component costs are increasing annually. Resource 1 BC does not know if the reserve account was reconciled as the amount was given to Resource 1 BC by the Community Manager. The interest rate the reserve funds earned was given to Resource 1 BC by the Community Manager.

Funding Method or Reserve Study Goal

Resource 1 BC uses the Baseline Funding Method in the calculation of reserve assessments. This means the reserve fund goal is a minimum account balance consistent with the cash demands of maintenance and replacement of reserve

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items.

Next Full Service Reserve Study Required Date

Dayton Valley Community Association will need a new full service reserve study in place before October 4, 2021.

Contents to Budget to Maintain Reserves NAC 116.415

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve: 1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and 2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152: (a) The reason for the difference; and (b) How this difference is proposed to be resolved by the executive board. (Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R135-09, 8-13-2010 Adopted Regulation R050-13)

State of Nevada Annual Association Registration

The State of Nevada Real Estate Division requires an Annual Association Registration to be filed with the Ombudsman every year. The form can be obtained from this link: http://red.state.nv.us/forms/609.pdf Resource 1 BC can offer some assistance in completing this form. Revised February 13, 2019. Please feel free to contact us.

Study Start and Study End Date

This Reserve Study encompasses 30 Years. The Study Start Date is January 1, 2021 and the study ends on December 31, 2050.

Date of Physical Inspection

Dayton Valley Community Association January 1 to September 4, 2021 Financial Update HOA was physically inspected by Resource 1 BC on October 04, 2016.

Governing Documents

A review was not made of the CCR's (conditions, covenants and restrictions) governing documents.

Plats and Other Industry Resources Used to Prepare this Study

Plats or other industry resources were not used in preparing this reserve study.

Inflation Rate

According to the average inflation rate from InflationData.com [historical CPI] from 2.0 percent. This average is the inflation rate used in this reserve study and over the 30 year period. Resource 1 BC recommends annual updates because inflation rates will vary in the future, affecting reserve assessments.

Crude Oil Price

On September 1, 2020 the price of crude oil was $42.76 per barrel and has been fluctuating wildly. As this price continues to rise or fall, the price of petroleum based products, such as asphalt, slurry seal and roofing will also be increased or decreased.

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Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Major Component of the Common Elements Defined NAC 116.046

NAC 116.046 "Major components" means the major components of the common elements, whether real or personal property, which the association is responsible for maintaining, repairing, replacing or restoring, including, without limitation, amenities, improvements, furnishings, fixtures, finishes, systems and equipment.

Study of Reserves NRS 116.31152

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study. The executive board shall: 1. At least once every 5 years, cause to be conducted a (a) study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; At least annually, review the results of that study (b) to determine whether those reserves are sufficient; and At least annually, make any adjustments to the (c) association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves. Except as otherwise provided in this subsection, the 2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS. If the common-interest community contains 20 or fewer units and is located in a county whose population is less than 55,000, the study of the reserves required by subsection 1 may be conducted by any person whom the executive board deems qualified to conduct the study. The study of the reserves must include, without 3. limitation: A summary of an inspection of the major components (a) of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; An identification of the major components of the (b) common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore which have a remaining useful life of less than 30 years; An estimate of the remaining useful life of each (c) major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore identified pursuant to paragraph (b); An estimate of the cost of maintenance, repair, (d) replacement or restoration of each major component of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b) during and at the end of its useful life; and An estimate of the total annual assessment that may (e) be necessary to cover the cost of maintaining, repairing, replacement or restoration of the major components of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b), after subtracting the reserves of the association as of the date of the study, and an estimate of the funding plan that may be necessary to provide adequate funding for the required reserves. A summary of the study of the reserves required by 4. subsection 1 must be submitted to the Division not later than 45 days after the date that the executive board adopts the results of the study. If a common-interest community was developed as part 5. of a planned unit development pursuant to chapter 278A of NRS and is subject to an agreement with a city or county to receive credit against the amount of the residential construction tax that is imposed pursuant to NRS 278.4983 and 278.4985, the association that is organized for the common-interest community may use the money from that credit for the repair, replacement or restoration of park facilities and related improvements if: The park facilities and related

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improvements are (a) identified as major components of the common elements of the association; and The association is obligated to repair, replace or (b) restore the park facilities and related improvements in accordance with the study of the reserves required by subsection 1. (Added to NRS by 1999, 2994; A 2003, 2241; 2005, 2606; 2009, 1736, 2213; 2011, 1144)

Reserve Study Contents NAC 116.425

NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615) 1. A reserve study must, in addition to the requirements set forth in NRS 116.31152, include: (a) A 30-year schedule which shows: (1) The actual or projected beginning balance of the reserve fund; (2) The projected increase in reserve contributions to the reserves, adjusted for inflation, that will be required in any given year to provide adequately funded reserves; (3) The estimated interest income, net of federal income tax, earned in the reserve fund; and (4) The projected expenditures from the reserve fund; (5) The projected ending balance of the reserve fund; (b) The names and credentials of any consultants and other persons with expertise used to assist in the preparation of the reserve study; (c) Any written reports prepared by consultants and other persons with expertise; (d) If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations were selected and the reasons for their selection; (e) The number of units in the association; (f) A general statement describing the current status of the reserve fund; (g) A general statement describing the overall status of the reserves of the association; (h) The beginning and ending date for which the reserve study is prepared; (i) A general statement describing the reconciliation, development or computation of the initial balance of the reserve fund; (j) A listing and detailed description of each major component of the common elements; (k) A table showing the remaining useful life of each major component of the common elements from the time of each component's initial or last installation, maintenance, repair, replacement or restoration; (l) Using the current replacement cost, a 30-year table that reflects the projected ending reserve fund balance for each year as compared to the fully funded balance for that year; (m) A general statement describing the objectives of the funding plan that is designed to allocate the costs for the maintenance, repair, replacement and restoration of the major components of the common elements and the methods used in projecting the 30-year funding plan, using the following terms and discussing, where applicable: (1) Full funding; (2) Threshold funding; and (3) Baseline funding; (n) A statement identifying the sources relied upon to obtain an estimate for the cost to maintain, repair, replace or restore a major component of the common elements; (o) A detailed description of the type of reserve study that was performed and the level of service accorded to the reserve study, including whether the reserve study was: (1) A full reserve study in which the following tasks were performed: (I) An inventory and measurement of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; (2) An update to a previous reserve study made pursuant to a visit to the site of the common-interest community in which the following tasks were performed; (I) A verification of a previous inventory of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. Unless new major components of the common elements have been added, or the existing inventory has changed, since the last reserve study, a quantification is not required. (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair ,replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) development of a funding plan; or (3) An update to a previous reserve study made without a visit to the site of the common-interest community in which the following tasks were performed: (I) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) Financial analysis of data and the status of the reserve fund; and (III) Development of a funding plan; (p) The disclosures set forth in NAC 116.430; and (q) A statement, prominently displayed, which reads substantially as follows:

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1.The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

2. Material issues which are not disclosed to the person conducting the study of the reserves would cause the condition of the association to be misrepresented. 3. As used in this section, “adequately funded reserves” means the funds sufficient to maintain the common elements: (a) At the level described in the governing documents and in a reserve study; and (b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events. (Added to NAC by Comm’n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm’n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008 Adopted Regulation R050-13)

Reserve Study Disclosures NAC 116.430

NAC 116.430 Reserve study: Required disclosures. (NRS 116.31152, 116.615) A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 1. The background, training, qualifications and references that would qualify the person conducting or assisting in the preparation of the reserve study as competent to conduct or assist in the preparation of the reserve study. 2. Any relationship which could result in actual or perceived conflicts of interest. 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of $1,000,000. 4. The method or methods for determining the common area components based on: (a) An actual on-site inspection of the common elements with representative sampling; (b) An inventory and material information provided by the client; (c) A previous reserve study and the date of that study; or (d) Plats, governing documents or any other additional industry resources used by the person conducting or assisting in the preparation of the reserve study 5. Industry sources used for determining: (a) The life of a major component of the common elements; and (b) The cost of maintaining, repairing, replacing or restoring a major component of the common elements. 6. If known, any guarantees, express or implied, that are provided by any component manufacturer or service provider, with the predictions that would affect the cost or life expectancy of any of the major components. 7. The source of the initial reserve fund balance presented in the reserve study. 8. Whether a reserve assessment is anticipated during the current 30-year life of the reserve study. 9. The source of the interest rate and inflation rate assumptions used in the 30-year projection. 10. A statement, prominently displayed, which reads substantially as follows:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

11. A listing of any significant components of the common-interest community that the association may be obligated to maintain, repair, replace or restore which are not included in the funding projection in the reserve study and the reason for excluding those components from that funding projection.

12. For updated reserve studies, a statement, prominently displayed, which reads substantially as follows:

Quantities of major components of the common elements as reported in previous reserve studies are deemed to be accurate and reliable. This reserve study relies upon the validity of previous reserve studies.

(Added to NAC by Comm’n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm’n for Common-

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Interest Communities & Condo. Hotels by R145-06, 4-17-2008. Adopted Regulation R050-13)

Annual Distribution of Budgets NRS 116.31151

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets and policy for collection of fees, fines, assessments or costs; ratification of budget. Except as otherwise provided in subsection 2 and 1. unless the declaration of a common-interest community imposes more stringent standards, the executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of: The budget for the daily operation of the (a) association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. The budget to provide adequate funding for the (b) reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: The current estimated replacement cost, (1) estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; As of the end of the fiscal year for which (2) the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; A statement as to whether the executive board (3) has determined or anticipates that the levy of one or more special assessments will be necessary to repair, replace or restore any major component of the common elements or any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore or to provide adequate funding for the reserves designated for that purpose; and A general statement describing the procedures (4) used for the estimation and accumulation of cash reserves pursuant to subparagraph (2), including, without limitation, the qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152 .In lieu of distributing copies of the budgets of the 2. association required by subsection 1, the executive board may distribute to each unit's owner a summary of those budgets, accompanied by a written notice that: The budgets are available for review at the business (a) office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and Copies of the budgets will be provided upon (b) request. Within 60 days after adoption of any proposed budget 3. for the common-interest community, the executive board shall provide a summary of the proposed budget to each unit's owner and shall set a date for a meeting of the units' owners to consider ratification of the proposed budget not less than 14 days or more than 30 days after the mailing of the summaries. Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the units' owners ratify a subsequent budget proposed by the executive board. The executive board shall, at the same time and in 4. the same manner that the executive board makes the budget available to a unit's owner pursuant to this section, make available to each unit's owner the policy established for the association concerning the collection of any fees, fines, assessments or costs imposed against a unit's owner pursuant to this chapter. The policy must include, without limitation: The responsibility of the unit's owner to pay any (a) such fees, fines, assessments or costs in a timely manner; and The association's rights concerning the collection (b) of such fees, fines, assessments or costs if the unit's owner fails to pay the fees, fines, assessments or costs in a timely manner. (Added to NRS by 1999, 2993; A 2003, 2241; 2005, 2605; 2009, 1205, 1735, 2806)

Audits NRS 116.31144

NRS 116.31144 Audit and review of financial statements. Except as otherwise provided in subsection 2, the 1. executive board shall: If the annual budget of the association is $45,000 (a) or more but less than $75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152.

If the annual budget of the association is $75,000 (b) or more but less than $150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. If the annual budget of the association is $150,000 (c) or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year. Except as otherwise provided in this subsection, for 2. any fiscal year, the executive board of an association shall cause the financial statement for that fiscal year to be audited by an independent

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certified public accountant if, within 180 days before the end of the fiscal year, 15 percent of the total number of voting members of the association submit a written request for such an audit. The provisions of this subsection do not apply to an association described in paragraph (c) of subsection 1. The Commission shall adopt regulations prescribing 3. the requirements for the auditing or reviewing of financial statements of an association pursuant to this section. Such regulations must include, without limitation: The qualifications necessary for a person to audit (a) or review financial statements of an association; and The standards and format to be followed in auditing (b) or reviewing financial statements of an association. (Added to NRS by 2005, 2584; A 2009, 462; 2011, 988)

Summary of Findings

Resource 1 BC has estimated future projected expenses for Dayton Valley Community Association January 1 to September 4, 2021 Financial Update based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.
Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Assessment Summary" will realize this goal. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Ms. Lesley Zepeda represents and warrants that the information provided to Resource 1 BC, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that Resource 1 BC may rely upon such information and documents without further verification or corroboration.Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Ms. Lesley Zepeda shall provide to Resource 1 BC Ms. Lesley Zepeda's best-estimated age of that item. If Ms. Lesley Zepeda is unable to provide and estimate of a Reserve Item's age, Resource 1 BC shall make its own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to Resource 1 BC. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough? To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation.Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Resource 1 BC believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once a year
- At changes in interest rates

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•At changes in inflation rates
•At changes in the number of dues paying members
•Before starting new improvements
•Before making changes to the property
•After a flood or fire
•After the change of ownership or management
•After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzies and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Camco North for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Construction Defects

Resource 1 BC has no knowledge of construction defects and/or potential or active lawsuits on this project. This reserve study reflects that there are no known construction defects.

State of Nevada Business License

Resource 1 BC has a Nevada State Business License. Nevada Business Identification # NV20001014373.

Professional Liability Insurance NAC 116.430

Resource 1 BC carries full professional liability insurance with coverage of $1,000,000. See NAC 116.430 " A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve

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study the following disclosures: 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of $1,000,000." Resource 1 BC carries Errors and Omission's and Workman's Compensation.

Reserve Specialist Requirements NRS 116.31152

2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

Statement of Qualifications

Resource 1 BC is a professional in the business of preparing reserve studies for community associations. Resource 1 BC is familiar with construction practices, construction costs, and contracting practices in Nevada. Kenneth Rowan was a CAI certified Reserve Study Specialist. Kenneth Rowan has a State of Nevada Reserve Specialist Permit. Christine Rowan is an associate. Christine was a CAI certified Reserve Study Specialist. Christine Rowan does reserve studies working with a permitted State of Nevada reserve specialist, Kenneth, as per NRS 116A.420 (7).

Kenneth R. Rowan Background

Kenneth R. Rowan

University of Nevada, Reno - B.Sc. Business Administration

State of Nevada Reserve Specialist Permit RSS.0000002

CAI-RS Reserve Specialist Certification #00064 from 2002 to 2014

State of Nevada Inspector of Structures Master IOS.0000008-M from 1999 to 2018

OSHA Supervisor Construction Safety Class, Western Nevada College-30 hours of training (Occupational Safety and Health Administration).

Master Inspector Class, Western Nevada Community College- 24 hours of training (ADA Inspections).

General Inspector Class, Western Nevada Community College- 40 hours of training (Uniform Building Code)

Residential Inspector Class, Western Nevada Community College- 40 hours of training

Commercial Property Inspection Course, inspection Training Associates- 16 hours of training

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Past HOA President Riverbend and Meadowridge Associations

Christine M. Rowan Associate Background

Christine M. Rowan

University of California, Los Angeles: BA Degree in Psychology and Biology

University of Pepperdine: MBA Degree

Resource 1 BC Associate from May 2005 to present

CAI-RS Reserve Specialist Certification #00193 from 2010 to 2013

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

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Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Past HOA President Riverdale Association

Conflict of Interest

As the preparer of this reserve study, Resource 1 BC certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Resource 1 BC would like to thank Camco North for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:

Christine Rowan
Associate

Kenneth Rowan
State of Nevada Reserve Study Specialist
Permit # RSS.0000002

Enclosures:

- Glossary of Terms
- Internal Revenue Service Tax Rules

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IRS Tax Rules

Unlike most things with the IRS, association tax rates are really not very complicated.
Tax rates on the first $50,000 in association taxable income can be either 15% or 30%. To qualify for the lower tax rate, the association must file with the IRS as a non exempt membership association.
When an association pays taxes as a non exempt membership association, the tax rate for the first $50,000 of taxable income is 15%. The tax rate increases to 30% for taxable income beyond the first $50,000. Non exempt membership organizations are treated the same as a time-share associations. Taxes are filed with form 1120.
When an association pays taxes under form 1120H, the tax rate for all taxable income is 30% and the IRS considers it a homeowners association. Taxes are filed with form 1120.H

Tax Rate Comparison		
Taxable Income	Form 1120	Form 1120H
First $50,000	$7,500	$15,000
Remaining $30,000	$9,000	$9,000
Income Tax	$16,500	$24,000

Associations benefit from filing Form 1120 rather than Form 1120H because the tax rate for form 1120 is 15% for the first $50,000 of taxable income compared to a flat rate of 30% for Form 1120H. Associations may elect on an annual basis to file either Form 1120H or Form 1120. However, filing Form 1120 puts associations at risk if they do not comply with all IRS procedures.
In summary, there are two ways to report financial activities to the IRS:

a. Form 1120H

Form 1120H is the tax form specifically made for homeowner associations and is likened to the 1040EZ for its relative simplicity. The tax rate for 1120H filers is 30%.

b. Form 1120

Form 1120 is an option for all incorporated HOA's (and all HOA's should be incorporated.). While it is more complex, it carries a tax rate of 15%. Since healthy reserve funds can often rise to hundreds of thousands and even millions of dollars, it is usually prudent to use the Form 1120 and cut the tax rate in half. Check with a knowledgeable CPA.
It is important to note that small associations with reserve balances of less than $50,000 can benefit greatly by changing tax forms. This will result in lower dues to the membership.
Check with your CPA for compliance of IRS rules and regulations.
For more information click on the US Treasury link: http://www.irs.ustreas.gov/formspubs/index.html

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Glossary of Terms Used in this Reserve Study

CASH FLOW: The collection and expenditure of money over time.

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund.

CATEGORY: A group of associated reserve items.

DEPRECIATION: AFI uses straight line depreciation. Defined as the Present Cost divided by the Expected Life and multiplied by the sum of the Expected Life less the Remaining Life. Depreciation for a new reserve item begins at zero and ends with the replacement cost of the component.
(Present Cost - Net Present Value = Deprecated value of the component)

EFFECTIVE AGE: The difference between Expected Life and the Remaining Life. Not usually the same as the chronological age.

EXPECTED LIFE: The estimated time, in years, that a reserve item can be expected to perform its intended function.

FINANCIAL ANALYSIS: That portion of a Reserve Study which evaluates both the present and the future association reserve fund. Recommended Reserve contributions are calculated, and the projected Reserve income and expense over time is presented.

FULLY FUNDED: 100% Funded. When the actual or projected Reserve balance is equal to the Fully Funded Balance. Occurs when the funds in the reserve account are equal to the Depreciated Value of the assets.

FULLY FUNDED BALANCE (FFB): An indicator against which the Reserve balance can be compared. This number is calculated for each reserve item by year, then totaled.

NET PRESENT VALUE: The current value of the component less the deprecated value of that component.

NUMBER OF UNITS: A measurement used with the Unit Cost to calculate the Present Cost. Square feet, cubic yards, lineal feet are examples.

PERCENT FUNDED: The ratio of the actual Reserve Balance to the Fully Funded Reserve Balance expressed as a percentage. The value of the Percent Funded changes with time.

PHYSICAL INSPECTION: The portion of the Reserve Study that generates the reserve item inventory and the condition of the reserve items.

PRESENT COST: The cost of a component today. Consists of the Unit Cost times the Number of Units of that component.

REMAINING LIFE: The estimated number of years that an existing reserve item will serve its intended function.

REPLACEMENT COST: The cost of replacing a reserve item to a new condition. The Current Replacement Cost is the cost to replace a reserve item today.

RESERVE BALANCE: Actual or projected funds at year end that the association has available to defray future expenses. Also known as Reserves, Reserve Accounts, or Cash Reserves.

RESERVE ITEM: An element of a reserve category. Reserve Items consists of association facilities, which must be maintained or replaced by the association. Also known as a "Component".

RESERVE STUDY: A budget planning tool which analyses the current reserve fund and expected future expenses. A Reserve Study consists of a Physical Inspection of the facilities and a Financial Analysis of the reserve fund.

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RESERVE STUDY ANALYST: A qualified individual that prepares Reserve Studies.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Go verning Documents or local statutes.

UNIT COST: The present cost of a reserve item on a unit basis. Dollars per f oot of fence is an example.

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study
Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Bayhill Drive Entry					
Paving 1 1/2 inch AC Overlay	$12,063	11 Years	25 Years	$15,331	Yes
PCC Apron	$6,840	11 Years	30 Years	$8,694	Yes
PCC Curbs	$2,800	16 Years	30 Years	$3,933	Yes
PCC Curbs with Gutters	$6,150	16 Years	30 Years	$8,638	Yes
PCC Sidewalks	$14,400	16 Years	30 Years	$20,226	Yes
PCC Pavers	$3,840	16 Years	30 Years	$5,393	Yes
PCC Boarder Around Pavers	$2,400	11 Years	30 Years	$3,050	Yes
Gate Key Pad	$1,500	1 Years	10 Year	$1,561	Yes
Gate Metal	$6,000	16 Years	30 Years	$8,427	Yes
Gate Motor	$20,000	6 Years	15 Years	$23,003	Yes
Gate Loops	$4,100	18 Years	20 Years	$5,993	Yes
Gate Pedestrian	$1,000	16 Years	30 Years	$1,405	Yes
Gate Pedestrian Key Pad	$1,000	1 Years	10 Year	$1,041	Yes
Block Wall	$19,500	16 Years	40 Years	$27,389	Yes
Back Flow Preventer Rebuild	$1,500	6 Years	20 Years	$1,725	Yes
Guard House Roof Metal	$0.04	36 Years	50 Years	$0	Yes
Guard House Stain Exterior	$1,000	3 Years	5 Years	$1,083	Yes
Guard House Lighting Exterior	$300	6 Years	20 Years	$345	Yes
Guard House Electric Panel	$1,500	15 Years	40 Years	$2,065	Yes
Guard House Interior Remodel	$1,000	6 Years	20 Years	$1,150	Yes
Guard House Sprinkler Timing Station	$250	1 Years	10 Year	$260	Yes
PCC Pavers at Pedistrian Gates	$1,520	16 Years	30 Years	$2,135	Yes
Tubular Steel 6 ft Fencing	$3,300	16 Years	30 Years	$4,635	Yes
Fence and Gates Painting	$2,000	1 Years	7 Year	$2,082	Yes
Pillars Rock Repairs	$6,000	16 Years	30 Years	$8,427	Yes
Fire Hydrant Rebuild	$3,000	16 Years	40 Years	$4,214	Yes
Gate Chassis	$500	6 Years	10 Years	$575	Yes
Bayhill Circle					
Paving 1 1/2 inch AC Overlay	$227,425	11 Years	25 Years	$289,056	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Rolled Curbs with Gutters	$133,740	16 Years	30 Years	$187,845	Yes
PCC Sidewalks	$17,640	11 Years	30 Years	$22,420	Yes
PCC Mail Box Pad Large	$1,500	11 Years	30 Years	$1,906	Yes
PCC Mail Box Pad Medium	$1,000	11 Years	30 Years	$1,271	Yes
PCC Mail Box Pad Small	$750	11 Years	30 Years	$953	Yes
Lighting Site Overhead Rewiring	$4,000	16 Years	40 Years	$5,618	Yes
Fire Hydrant Rebuild	$15,000	16 Years	40 Years	$21,068	Yes
Augusta Court					
Paving 1 1/2 inch AC Overlay	$43,638	21 Years	35 Years	$67,731	Yes
PCC Rolled Curbs with Gutters	$34,020	16 Years	30 Years	$47,783	Yes
PCC Curbs	$1,330	16 Years	30 Years	$1,868	Yes
PCC Mail Box Pad Small	$250	11 Years	30 Years	$318	Yes
Sprinkler Timing Station	$250	1 Years	10 Year	$260	Yes
Back Flow Preventer Rebuild	$250	6 Years	20 Years	$288	Yes
Lighting Site Overhead Rewiring	$2,500	16 Years	40 Years	$3,511	Yes
Fire Hydrant Rebuild	$6,000	16 Years	40 Years	$8,427	Yes
Glen Eagles Court					
Paving 1 1/2 inch AC Overlay	$30,900	21 Years	35 Years	$47,961	Yes
PCC Rolled Curbs with Gutters	$21,420	16 Years	30 Years	$30,085	Yes
PCC Curbs	$1,750	16 Years	30 Years	$2,458	Yes
PCC Valley Gutters	$1,860	16 Years	30 Years	$2,612	Yes
Sprinkler Timing Station	$250	1 Years	10 Year	$260	Yes
Back Flow Preventer Rebuild	$250	6 Years	20 Years	$288	Yes
Lighting Site Overhead Rewiring	$500	16 Years	40 Years	$702	Yes
Fire Hydrant Rebuild	$3,000	16 Years	40 Years	$4,214	Yes
Pebble Beach Court					
Paving 1 1/2 inch AC Overlay	$30,625	21 Years	35 Years	$47,534	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Rolled Curbs with Gutters	$23,760	16 Years	30 Years	$33,372	Yes
PCC Curbs	$1,400	16 Years	30 Years	$1,966	Yes
PCC Valley Gutters	$1,140	6 Years	30 Years	$1,311	Yes
Back Flow Preventer Rebuild	$250	6 Years	20 Years	$288	Yes
Lighting Site Overhead Rewiring	$500	16 Years	40 Years	$702	Yes
Fire Hydrant Rebuild	$6,000	16 Years	40 Years	$8,427	Yes
Doral Court					
Paving 1 1/2 inch AC Overlay	$8,663	21 Years	35 Years	$13,445	Yes
PCC Rolled Curbs with Gutters	$5,760	16 Years	30 Years	$8,090	Yes
PCC Curbs	$1,400	16 Years	30 Years	$1,966	Yes
PCC Valley Gutters	$1,080	16 Years	30 Years	$1,517	Yes
Riviera Court					
Paving 1 1/2 inch AC Overlay	$3,563	21 Years	35 Years	$5,529	Yes
PCC Rolled Curbs with Gutters	$2,700	16 Years	30 Years	$3,792	Yes
Cypress Court					
Paving 1 1/2 inch AC Overlay	$8,850	21 Years	35 Years	$13,736	Yes
PCC Rolled Curbs with Gutters	$5,040	16 Years	30 Years	$7,079	Yes
Spyglass Court					
Paving 1 1/2 inch AC Overlay	$5,250	21 Years	35 Years	$8,149	Yes
PCC Rolled Curbs with Gutters	$3,600	16 Years	30 Years	$5,056	Yes
PCC Curbs	$1,330	16 Years	30 Years	$1,868	Yes
Sprinkler Timing Station	$250	3 Years	10 Years	$271	Yes
Back Flow Preventer Rebuild	$250	6 Years	20 Years	$288	Yes
Lighting Site Overhead Rewiring	$500	16 Years	40 Years	$702	Yes
Fire Hydrant Rebuild	$3,000	16 Years	40 Years	$4,214	Yes
St Andrews Drive					

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$173,650	11 Years	25 Years	$220,708	Yes
PCC Rolled Curbs with Gutters	$160,920	16 Years	30 Years	$226,020	Yes
PCC Apron	$3,120	16 Years	30 Years	$4,382	Yes
PCC Sidewalks	$44,520	11 Years	30 Years	$56,585	Yes
PCC Mail Box Pad Large	$1,500	11 Years	30 Years	$1,906	Yes
Fire Hydrant Rebuild	$27,000	16 Years	40 Years	$37,923	Yes
Kingsbarn Court					
Paving 1 1/2 inch AC Overlay	$14,538	21 Years	35 Years	$22,564	Yes
PCC Rolled Curbs with Gutters	$11,340	16 Years	30 Years	$15,928	Yes
PCC Apron	$3,600	16 Years	30 Years	$5,056	Yes
Carnoustie Court					
Paving 1 1/2 inch AC Overlay	$32,875	21 Years	35 Years	$51,027	Yes
PCC Rolled Curbs with Gutters	$28,080	16 Years	30 Years	$39,440	Yes
Fire Hydrant Rebuild	$3,000	16 Years	40 Years	$4,214	Yes
Prestwick Court					
Paving 1 1/2 inch AC Overlay	$7,850	21 Years	35 Years	$12,184	Yes
PCC Rolled Curbs with Gutters	$4,500	16 Years	30 Years	$6,320	Yes
PCC Apron	$4,320	21 Years	30 Years	$6,705	Yes
Murfield Court					
Paving 1 1/2 inch AC Overlay	$9,713	21 Years	35 Years	$15,075	Yes
PCC Rolled Curbs with Gutters	$9,000	16 Years	30 Years	$12,641	Yes
PCC Apron	$3,180	21 Years	30 Years	$4,936	Yes
Canterbury Court					
Paving 1 1/2 inch AC Overlay	$15,400	21 Years	35 Years	$23,903	Yes
PCC Rolled Curbs with Gutters	$15,660	16 Years	30 Years	$21,995	Yes
Fire Hydrant Rebuild	$3,000	16 Years	40 Years	$4,214	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Cypress Point					
Paving 1 1/2 inch AC Overlay	$52,363	11 Years	25 Years	$66,552	Yes
PCC Rolled Curbs with Gutters	$133,200	16 Years	30 Years	$187,086	Yes
PCC Curbs	$4,060	16 Years	30 Years	$5,702	Yes
PCC Mail Box Pad Large	$1,500	11 Years	30 Years	$1,906	Yes
Fire Hydrant Rebuild	$12,000	16 Years	40 Years	$16,855	Yes
Inverness Court					
Paving 1 1/2 inch AC Overlay	$16,300	21 Years	35 Years	$25,300	Yes
PCC Rolled Curbs with Gutters	$16,020	16 Years	30 Years	$22,501	Yes
Fire Hydrant Rebuild	$3,000	16 Years	40 Years	$4,214	Yes
Poppy Hill Court					
Paving 1 1/2 inch AC Overlay	$7,313	21 Years	35 Years	$11,350	Yes
PCC Rolled Curbs with Gutters	$5,760	16 Years	30 Years	$8,090	Yes
Lakeview Drive					
Paving 1 1/2 inch AC Overlay	$97,400	11 Years	25 Years	$123,795	Yes
PCC Rolled Curbs with Gutters	$34,740	16 Years	30 Years	$48,794	Yes
PCC Curbs Gutters	$31,050	16 Years	30 Years	$43,611	Yes
PCC Curbs	$2,730	16 Years	30 Years	$3,834	Yes
PCC Apron	$3,600	16 Years	30 Years	$5,056	Yes
PCC Sidewalks	$10,320	16 Years	30 Years	$14,495	Yes
PCC Mail Box Pad Large	$1,500	16 Years	30 Years	$2,107	Yes
PCC Mail Box Pad Small	$250	16 Years	30 Years	$351	Yes
Tubular Steel 4 ft Fencing	$3,000	6 Years	20 Years	$3,450	Yes
Fire Hydrant Rebuild	$15,000	16 Years	40 Years	$21,068	Yes
Moore Avenue					
Paving 1 1/2 inch AC Overlay	$13,000	21 Years	35 Years	$20,178	Yes
PCC Rolled Curbs with Gutters	$11,340	16 Years	30 Years	$15,928	Yes
PCC Apron	$3,600	21 Years	30 Years	$5,588	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Palmer Drive Entry					
Paving 1 1/2 inch AC Overlay	$8,175	11 Years	25 Years	$10,390	Yes
PCC Rolled Curbs with Gutters	$7,200	21 Years	30 Years	$11,175	Yes
PCC Curbs	$2,800	21 Years	30 Years	$4,346	Yes
PCC Sidewalks	$3,360	21 Years	30 Years	$5,215	Yes
PCC Apron	$6,540	11 Years	30 Years	$8,312	Yes
Gate Key Pad	$1,500	1 Years	10 Year	$1,561	Yes
Gate Metal	$8,000	11 Years	20 Years	$10,168	Yes
Pillars Rock Repairs	$13,500	16 Years	30 Years	$18,961	Yes
Tubular Steel 6 ft Fencing	$8,400	11 Years	20 Years	$10,676	Yes
Fence and Gates Painting	$3,220	6 Years	7 Years	$3,703	Yes
Gate Motor	$20,000	6 Years	15 Years	$23,003	Yes
Gate Chassis	$500	6 Years	10 Years	$575	Yes
Gate Loops	$2,600	18 Years	20 Years	$3,801	Yes
Block Wall	$9,300	21 Years	30 Years	$14,435	Yes
PCC Landscaping Boarder	$510	16 Years	30 Years	$716	Yes
Back Flow Preventer Rebuild	$250	6 Years	20 Years	$288	Yes
Guard House Roof Tile	$2,000	28 Years	40 Years	$3,570	Yes
Guard House Paint Exterior	$1,000	3 Years	5 Years	$1,083	Yes
Guard House PCC Pad	$1,050	16 Years	30 Years	$1,475	Yes
Guard House Electric Panel	$1,500	21 Years	40 Years	$2,328	Yes
Guard House Interior Remodel	$1,000	6 Years	20 Years	$1,150	Yes
Guard House Sprinkler Timing Station	$250	1 Years	10 Year	$260	Yes
Palmer Drive					
Paving 1 1/2 inch AC Overlay	$142,100	11 Years	25 Years	$180,608	Yes
PCC Rolled Curbs with Gutters	$68,760	21 Years	30 Years	$106,725	Yes
PCC Curbs	$21,700	21 Years	30 Years	$33,681	Yes
PCC Valley Gutter	$1,200	16 Years	30 Years	$1,685	Yes
PCC Landscaping Boarder	$180	16 Years	30 Years	$253	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Electric Panel	$1,500	21 Years	40 Years	$2,328	Yes
Sprinkler Timing Station	$750	1 Years	10 Year	$781	Yes
Back Flow Preventer Rebuild	$750	6 Years	20 Years	$863	Yes
La Costa Avenue					
Paving 1 1/2 inch AC Overlay	$152,200	16 Years	25 Years	$213,773	Yes
PCC Rolled Curbs with Gutters	$125,820	21 Years	30 Years	$195,290	Yes
PCC Curbs with Gutters	$2,400	21 Years	30 Years	$3,725	Yes
PCC Curbs	$1,190	21 Years	30 Years	$1,847	Yes
PCC Valley Gutters	$2,400	21 Years	30 Years	$3,725	Yes
PCC Mail Box Pad Large	$6,000	21 Years	30 Years	$9,313	Yes
Lighting Site Overhead Rewiring	$1,000	21 Years	40 Years	$1,552	Yes
Back Flow Preventer Rebuild	$500	6 Years	20 Years	$575	Yes
Fire Hydrant Rebuild	$15,000	21 Years	40 Years	$23,282	Yes
La Costa Court					
Paving 1 1/2 inch AC Overlay	$11,163	26 Years	35 Years	$19,146	Yes
PCC Rolled Curbs with Gutters	$8,820	21 Years	30 Years	$13,690	Yes
PCC Curbs	$1,260	21 Years	30 Years	$1,956	Yes
PCC Apron	$3,840	21 Years	30 Years	$5,960	Yes
PCC Valley Gutters	$2,640	21 Years	30 Years	$4,098	Yes
La Costa Circle					
Paving 1 1/2 inch AC Overlay	$65,938	16 Years	25 Years	$92,613	Yes
PCC Rolled Curbs with Gutters	$65,520	21 Years	30 Years	$101,696	Yes
PCC Curbs with Gutters	$1,500	21 Years	30 Years	$2,328	Yes
PCC Curbs	$1,050	22 Years	30 Years	$1,663	Yes
Fire Hydrant Rebuild	$6,000	21 Years	40 Years	$9,313	Yes
Access Road Paving 1 1/2 inch Overlay	$6,325	16 Years	25 Years	$8,884	Yes
Access Road Slurry Seal	$1,265	0 Years	5 Years	$1,291	Yes
Access Road Gate Emergency Access	$3,000	21 Years	30 Years	$4,656	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Sawgrass Court					
Paving 1 1/2 inch AC Overlay	$6,013	26 Years	35 Years	$10,313	Yes
PCC Rolled Curbs with Gutters	$4,140	21 Years	30 Years	$6,426	Yes
PCC Curbs	$490	21 Years	30 Years	$761	Yes
PCC Valley Gutters	$480	21 Years	30 Years	$745	Yes
Sprinkler Timing Station	$250	1 Years	10 Year	$260	Yes
Back Flow Preventer Rebuild	$500	6 Years	20 Years	$575	Yes
Sawgrass Lane					
Paving 1 1/2 inch AC Overlay	$91,800	16 Years	25 Years	$128,938	Yes
PCC Rolled Curbs with Gutters	$39,240	21 Years	30 Years	$60,906	Yes
PCC Curbs	$9,380	21 Years	30 Years	$14,559	Yes
PCC Apron	$720	21 Years	30 Years	$1,118	Yes
PCC Valley Gutters	$4,020	21 Years	30 Years	$6,240	Yes
PCC Mail Box Pad Large	$1,500	21 Years	30 Years	$2,328	Yes
Lighting Site Overhead Rewiring	$1,000	21 Years	40 Years	$1,552	Yes
Sprinkler Timing Station	$250	1 Years	10 Year	$260	Yes
Back Flow Preventer Rebuild	$250	6 Years	20 Years	$288	Yes
Fire Hydrant Rebuild	$9,000	21 Years	40 Years	$13,969	Yes
Royal Troon Drive					
Paving 1 1/2 inch AC Overlay	$103,950	16 Years	25 Years	$146,003	Yes
PCC Rolled Curbs with Gutters	$106,920	21 Years	30 Years	$165,955	Yes
PCC Mail Box Pad Large	$3,000	21 Years	30 Years	$4,656	Yes
Fire Hydrant Rebuild	$15,000	21 Years	40 Years	$23,282	Yes
Dornoch Court					
Paving 1 1/2 inch AC Overlay	$7,863	26 Years	35 Years	$13,486	Yes
PCC Rolled Curbs with Gutters	$5,580	21 Years	30 Years	$8,661	Yes
PCC Apron	$3,000	21 Years	30 Years	$4,656	Yes
Birkdale Court					

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$8,063	26 Years	35 Years	$13,829	Yes
PCC Rolled Curbs with Gutters	$5,760	21 Years	30 Years	$8,940	Yes
PCC Apron	$3,540	21 Years	30 Years	$5,495	Yes
La Quinta Court					
Paving 1 1/2 inch AC Overlay	$9,263	26 Years	35 Years	$15,887	Yes
PCC Rolled Curbs with Gutters	$6,840	21 Years	30 Years	$10,617	Yes
PCC Apron	$3,540	21 Years	30 Years	$5,495	Yes
Champions Drive					
Paving 1 1/2 inch AC Overlay	$32,863	26 Years	35 Years	$56,367	Yes
PCC Rolled Curbs with Gutters	$28,080	21 Years	30 Years	$43,584	Yes
Tubular Steel 4 ft Gate	$1,500	11 Years	20 Years	$1,906	Yes
Fire Hydrant Rebuild	$6,000	21 Years	40 Years	$9,313	Yes
Torrey Pines					
Paving 1 1/2 inch AC Overlay	$31,800	26 Years	35 Years	$54,544	Yes
PCC Rolled Curbs with Gutters	$28,620	21 Years	30 Years	$44,422	Yes
PCC Apron	$2,940	21 Years	30 Years	$4,563	Yes
Fire Hydrant Rebuild	$3,000	21 Years	40 Years	$4,656	Yes
Stonehaven Court					
Paving 1 1/2 inch AC Overlay	$111,463	26 Years	35 Years	$191,184	Yes
PCC Rolled Curbs with Gutters	$93,060	21 Years	30 Years	$144,442	Yes
PCC Curbs	$2,100	21 Years	30 Years	$3,259	Yes
PCC Mail Box Pad Large	$3,000	21 Years	30 Years	$4,656	Yes
Back Flow Preventer Rebuild	$500	6 Years	20 Years	$575	Yes
Fire Hydrant Rebuild	$12,000	21 Years	40 Years	$18,626	Yes
Grayhawk Drive					
Paving 1 1/2 inch AC Overlay	$99,425	16 Years	25 Years	$139,647	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Rolled Curbs with Gutters	$85,500	21 Years	30 Years	$132,708	Yes
PCC Apron	$3,000	21 Years	30 Years	$4,656	Yes
PCC Mail Box Pad Large	$1,500	21 Years	30 Years	$2,328	Yes
Tubular Steel 6 ft Fencing Powder Coated with Gate	$5,200	16 Years	20 Years	$7,304	Yes
Fire Hydrant Rebuild	$12,000	21 Years	40 Years	$18,626	Yes
Grayhawk Court					
Paving 1 1/2 inch AC Overlay	$5,775	26 Years	35 Years	$9,905	Yes
PCC Rolled Curbs with Gutters	$3,240	21 Years	30 Years	$5,029	Yes
PCC Apron	$4,800	21 Years	30 Years	$7,450	Yes
Lytham Court					
Paving 1 1/2 inch AC Overlay	$5,775	26 Years	35 Years	$9,905	Yes
PCC Rolled Curbs with Gutters	$3,240	21 Years	30 Years	$5,029	Yes
PCC Apron	$4,800	21 Years	30 Years	$7,450	Yes
St Georges Court					
Paving 1 1/2 inch AC Overlay	$10,288	26 Years	35 Years	$17,645	Yes
PCC Rolled Curbs with Gutters	$7,200	21 Years	30 Years	$11,175	Yes
PCC Apron	$3,120	21 Years	30 Years	$4,843	Yes
Lahinch Court					
Paving 1 1/2 inch AC Overlay	$14,663	26 Years	35 Years	$25,150	Yes
PCC Rolled Curbs with Gutters	$11,700	21 Years	30 Years	$18,160	Yes
Portrush Court					
Paving 1 1/2 inch AC Overlay	$19,063	26 Years	35 Years	$32,697	Yes
PCC Rolled Curbs with Gutters	$15,660	21 Years	30 Years	$24,306	Yes
Fire Hydrant Rebuild	$3,000	21 Years	40 Years	$4,656	Yes
Turnberry Court					

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	$22,350	16 Years	25 Years	$31,392	Yes
PCC Rolled Curbs with Gutters	$18,720	21 Years	30 Years	$29,056	Yes
Ballybunion Drive					
Paving 1 1/2 inch AC Overlay	$46,225	16 Years	25 Years	$64,925	Yes
PCC Rolled Curbs with Gutters	$40,140	21 Years	30 Years	$62,303	Yes
Tubular Steel 6 ft Fencing Powder Coated with Gate	$6,200	16 Years	20 Years	$8,708	Yes
Fire Hydrant Rebuild	$9,000	21 Years	40 Years	$13,969	Yes
Access Road Paving 1 1/2 inch Overlay	$750	16 Years	25 Years	$1,053	Yes
Access Road Slurry Seal	$150	0 Years	5 Years	$153	Yes
Gullane Court					
Paving 1 1/2 inch AC Overlay	$7,263	26 Years	35 Years	$12,457	Yes
PCC Rolled Curbs with Gutters	$5,040	21 Years	30 Years	$7,823	Yes
Ballybunion Court					
Paving 1 1/2 inch AC Overlay	$7,350	26 Years	35 Years	$12,607	Yes
PCC Rolled Curbs with Gutters	$5,220	21 Years	30 Years	$8,102	Yes
Landscaping					
Landscaping Renovation	$10,000	0 Year	1 Years	$10,202	Yes
Block Walls					
Block Wall Repairs	$5,000	6 Years	10 Years	$5,751	Yes
Street Signs and Stop Signs					
Street Signs and Stop Signs Repairs	$16,000	18 Years	20 Years	$23,389	Yes
Street Treatments					
Slurry Seal	$227,860	3 Years	5 Years	$246,821	Yes
Paving Cut and Patch	$370,000	3 Years	5 Years	$400,790	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	$6,995	2 Years	3 Years	$7,427	Yes
Paving Transverse Crackfill	$24,270	1 Years	2 Year	$25,260	Yes
Paving Crackfill Curb and Gutter Joints	$66,260	0 Years	2 Years	$67,597	Yes
Paving Speed Control Bump	$8,000	23 Years	25 Years	$12,923	Yes
Riviera Court The Gallery					
Paving 1 1/2 inch Overlay	$7,400	26 Years	35 Years	$12,693	Yes
PCC Rolled Curbs with Gutters	$5,760	21 Years	30 Years	$8,940	Yes
PCC Apron	$2,520	21 Years	30 Years	$3,911	Yes
Fire Hydrant Rebuild	$3,000	21 Years	40 Years	$4,656	Yes
Fire Hydrant Painting	$25.00	0 Years	5 Years	$26	Yes
Cruden Bay Drive The Gallery					
Paving 1 1/2 inch AC Overlay	$55,675	26 Years	35 Years	$95,496	Yes
PCC Rolled Curbs with Gutters	$43,920	21 Years	30 Years	$68,170	Yes
PCC Curbs	$1,330	21 Years	30 Years	$2,064	Yes
PCC Apron	$4,440	21 Years	30 Years	$6,891	Yes
PCC Swale	$1,800	21 Years	30 Years	$2,794	Yes
PCC Mail Box Pad Medium	$500	21 Years	30 Years	$776	Yes
PCC Mail Box Pad Small	$250	21 Years	30 Years	$388	Yes
Fire Hydrant Rebuild	$6,000	21 Years	40 Years	$9,313	Yes
Fire Hydrant Painting	$50.00	0 Years	5 Years	$51	Yes
Fencing Chain Link 6 ft	$2,400	26 Years	40 Years	$4,117	Yes
PCC V-Ditch	$0.01	38 Years	40 Years	$0	Yes
PCC Swale Extension	$0.01	38 Years	40 Years	$0	Yes
Turnberry Court The Gallery					
Paving 1 1/2 inch AC Overlay	$9,425	26 Years	35 Years	$16,166	Yes
PCC Rolled Curbs with Gutters	$3,780	21 Years	30 Years	$5,867	Yes
PCC Curbs	$980	21 Years	30 Years	$1,521	Yes
PCC Apron	$3,540	21 Years	30 Years	$5,495	Yes

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Wentworth Circle The Gallery					
Paving 1 1/2 inch AC Overlay	$3,338	26 Years	35 Years	$5,725	Yes
PCC Rolled Curbs with Gutters	$2,880	21 Years	30 Years	$4,470	Yes
Golf Course					
Fencing Chain Link 6 ft	$0.00	38 Years	40 Years	$0	Yes
Golf Cart Crossing Signs	$4,000	18 Years	20 Years	$5,847	Yes
Bayhill and Palmer Gates					
Lighting at Gates	$27,000	18 Years	20 Years	$39,469	Yes
Monitor System	$45,300	17 Years	20 Years	$64,910	Yes
Annual Maintenance Contract	$4,000	0 Year	1 Years	$4,081	Yes
Backup Batteries	$600	2 Years	5 Years	$637	Yes
Click 2 Enter System	$6,900	7 Years	10 Years	$8,096	Yes
Reserve Studies					
Full New Reserve Study Estimate With a Site Visit	$3,000	0 Years	5 Years	$3,061	Yes
Annual Reserve Study FInancial Update	$800	1 Year	1 Year	$833	Yes
Perimeter Fencing					
Fence Wood Natural State	$239,417	24 Years	25 Years	$394,568	Yes

Months Remaining in Calendar Year 2021: 12

Expected annual inflation: 2.00%

Interest earned on reserve funds: 0.01%

Initial Reserve: $1,739,337

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Abbreviations

AC - Asphalt
AQ - Average Quality
BLDG - Building
BLK - Block
BUR - Built up Roof
C&G - Curb and Gutter
CAB - Cabinet
CB - Catch Basin
CEM - Cement
CFT - Cubic Foot
CIP - Cast-in-place Concrete
CMU - Concrete Masonry Unit
COL - Column
CPT - Carpet
CT - Ceramic Tile
CTR - Counter
CYD - Cubic Yard
D - Drain
DEM - Demolish
DR - Door
DS - Downspout
DW - Dumb Waiter
E - East
EA - Each
ELEC - Electrical
EP - Electrical Panelboard
EXT - Exterior
FA - Fire Alarm
FLR - Floor
FN - Fence
FND - Foundation
FPL - Fireplace
FTG - Footing
FY - Fiscal Year
HQ - High Quality
LAM - Laminate
LAV - Lavatory
LC - Light Control
LW - Lightweight Concrete
MAS - Masonry
MFD - Metal Floor Decking
MH - Manhole
MQ - Medium Quality
MRB - Marble
MRD - Metal Roof Decking
N - North
PCC - Portland Cement Concrete
PG - Plate Glass
PNL - Panel
PNT - Paint
PVMT - Pavement
PWD - Plywood
QT - Quarry Tile
R/R - Remove and Replace
RA - Return Air
RCP - Reinforced Concrete Pipe
RD - Roof Drain
REM - Remove
RL - Rail
S - South
SCB - Speed Control Bump
SHTH - Sheathing
SQ - Square
ST - Steel
STO - Storage
SYS - System
VB - Vapor Barrier
W - West
WC - Water Closet
WIN - Window
YD - Yard

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study
Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Bayhill Drive Entry							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	9650 • ft	$12,063	11 Years 25 Years	25 Years	2032 2057	$15,331 $25,267
PCC Apron	$6.00 / • ft	1140 • ft	$6,840	11 Years 30 Years	30 Years	2032 2062	$8,694 $15,833
PCC Curbs	$7.00 / lf	400 lf	$2,800	16 Years 30 Years	30 Years	2037 2067	$3,933 $7,162
PCC Curbs with Gutters	$15.00 / lf	410 lf	$6,150	16 Years 30 Years	30 Years	2037 2067	$8,638 $15,732
PCC Sidewalks	$6.00 / • ft	2400 • ft	$14,400	16 Years 30 Years	30 Years	2037 2067	$20,226 $36,835
PCC Pavers	$8.00 / • ft	480 • ft	$3,840	16 Years 30 Years	30 Years	2037 2067	$5,393 $9,823
PCC Boarder Around Pavers	$6.00 / • ft	400 • ft	$2,400	11 Years 30 Years	30 Years	2032 2062	$3,050 $5,555
Gate Key Pad	$1,500 ea	1	$1,500	1 Year 10 Year	10 Years	2022 2032 2042 2052	$1,561 $1,906 $2,328 $2,843
Gate Metal	$1,500 ea	4	$6,000	16 Years 30 Years	30 Years	2037 2067	$8,427 $15,348
Gate Motor	$5,000 ea	4	$20,000	6 Years 15 Years	15 Years	2027 2042 2057	$23,003 $31,043 $41,893
Gate Loops	$513 ea	8	$4,100	18 Years 20 Years	20 Years	2039 2059	$5,993 $8,938
Gate Pedestrian	$500 ea	2	$1,000	16 Years 30 Years	30 Years	2037 2067	$1,405 $2,558
Gate Pedestrian Key Pad	$500 ea	2	$1,000	1 Year 10 Year	10 Years	2022 2032 2042 2052	$1,041 $1,271 $1,552 $1,895
Block Wall	$30.00 / • ft	650 • ft	$19,500	16 Years 40 Years	40 Years	2037 2077	$27,389 $60,914
Back Flow Preventer Rebuild	$750 ea	2	$1,500	6 Years 20 Years	20 Years	2027 2047 2067	$1,725 $2,573 $3,837

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Guard House Roof Metal	$0.00 / • ft	400 • ft	$0	36 Years	50 Years	2057	$0
Guard House Stain Exterior	$1,000 ea	1	$1,000	3 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	$1,083 $1,197 $1,323 $1,462 $1,615 $1,785 $1,973
Guard House Lighting Exterior	$75.00 ea	4	$300	6 Years 20 Years	20 Years	2027 2047 2067	$345 $515 $767
Guard House Electric Panel	$1,500 ea	1	$1,500	15 Years 40 Years	40 Years	2036 2076	$2,065 $4,593
Guard House Interior Remodel	$1,000 ea	1	$1,000	6 Years 20 Years	20 Years	2027 2047 2067	$1,150 $1,715 $2,558
Guard House Sprinkler Timing Station	$250 ea	1	$250	1 Year 10 Year	10 Years	2022 2032 2042 2052	$260 $318 $388 $474
PCC Pavers at Pedistrian Gates	$8.00 / • ft	190 • ft	$1,520	16 Years 30 Years	30 Years	2037 2067	$2,135 $3,888
Tubular Steel 6 ft Fencing	$30.00 / lf	110 lf	$3,300	16 Years 30 Years	30 Years	2037 2067	$4,635 $8,441
Fence and Gates Painting	$2,000 ea	1	$2,000	1 Year 7 Year	7 Years	2022 2029 2036 2043 2050	$2,082 $2,394 $2,754 $3,167 $3,642
Pillars Rock Repairs	$1,500 ea	4	$6,000	16 Years 30 Years	30 Years	2037 2067	$8,427 $15,348
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	16 Years 40 Years	40 Years	2037 2077	$4,214 $9,371
Gate Chassis	$500 ea	1	$500	6 Years 10 Years	10 Years	2027 2037	$575 $702

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Gate Chassis	$500 ea	1	$500	10 Years	10 Years	2047 2057	$858 $1,047
Bayhill Circle							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	181940 • ft	$227,425	11 Years 25 Years	25 Years	2032 2057	$289,056 $476,375
PCC Rolled Curbs with Gutters	$18.00 / lf	7430 lf	$133,740	16 Years 30 Years	30 Years	2037 2067	$187,845 $342,104
PCC Sidewalks	$6.00 / • ft	2940 • ft	$17,640	11 Years 30 Years	30 Years	2032 2062	$22,420 $40,832
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	11 Years 30 Years	30 Years	2032 2062	$1,906 $3,472
PCC Mail Box Pad Medium	$1,000 ea	1	$1,000	11 Years 30 Years	30 Years	2032 2062	$1,271 $2,315
PCC Mail Box Pad Small	$250 ea	3	$750	11 Years 30 Years	30 Years	2032 2062	$953 $1,736
Lighting Site Overhead Rewiring	$500 ea	8	$4,000	16 Years 40 Years	40 Years	2037 2077	$5,618 $12,495
Fire Hydrant Rebuild	$3,000 ea	5	$15,000	16 Years 40 Years	40 Years	2037 2077	$21,068 $46,857
Augusta Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	34910 • ft	$43,638	21 Years 35 Years	35 Years	2042 2077	$67,731 $136,315
PCC Rolled Curbs with Gutters	$18.00 / lf	1890 lf	$34,020	16 Years 30 Years	30 Years	2037 2067	$47,783 $87,022
PCC Curbs	$7.00 / lf	190 lf	$1,330	16 Years 30 Years	30 Years	2037 2067	$1,868 $3,402
PCC Mail Box Pad Small	$250 ea	1	$250	11 Years 30 Years	30 Years	2032 2062	$318 $579
Sprinkler Timing Station	$250 ea	1	$250	1 Year 10 Year	10 Years	2022 2032 2042 2052	$260 $318 $388 $474
Back Flow	$250 ea	1	$250	6 Years	20 Years	2027	$288

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Back Flow Preventer	$250 ea	1	$250	20 Years	20 Years	2047 2067	$429 $639
Lighting Site Overhead Rewiring	$500 ea	5	$2,500	16 Years 40 Years	40 Years	2037 2077	$3,511 $7,810
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	16 Years 40 Years	40 Years	2037 2077	$8,427 $18,743
Glen Eagles Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	24720 • ft	$30,900	21 Years 35 Years	35 Years	2042 2077	$47,961 $96,525
PCC Rolled Curbs with Gutters	$18.00 / lf	1190 lf	$21,420	16 Years 30 Years	30 Years	2037 2067	$30,085 $54,792
PCC Curbs	$7.00 / lf	250 lf	$1,750	16 Years 30 Years	30 Years	2037 2067	$2,458 $4,476
PCC Valley Gutters	$6.00 / • ft	310 • ft	$1,860	16 Years 30 Years	30 Years	2037 2067	$2,612 $4,758
Sprinkler Timing Station	$250 ea	1	$250	1 Year 10 Year	10 Years	2022 2032 2042 2052	$260 $318 $388 $474
Back Flow Preventer Rebuild	$250 ea	1	$250	6 Years 20 Years	20 Years	2027 2047 2067	$288 $429 $639
Lighting Site Overhead Rewiring	$500 ea	1	$500	16 Years 40 Years	40 Years	2037 2077	$702 $1,562
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	16 Years 40 Years	40 Years	2037 2077	$4,214 $9,371
Pebble Beach Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	24500 • ft	$30,625	21 Years 35 Years	35 Years	2042 2077	$47,534 $95,666
PCC Rolled Curbs with Gutters	$18.00 / lf	1320 lf	$23,760	16 Years 30 Years	30 Years	2037 2067	$33,372 $60,778
PCC Curbs	$7.00 / lf	200 lf	$1,400	16 Years	30 Years	2037	$1,966

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Curbs	$7.00 / lf	200 lf	$1,400	30 Years	30 Years	2067	$3,581
PCC Valley Gutters	$6.00 / • ft	190 • ft	$1,140	6 Years 30 Years	30 Years	2027 2057	$1,311 $2,388
Back Flow Preventer Rebuild	$250 ea	1	$250	6 Years 20 Years	20 Years	2027 2047 2067	$288 $429 $639
Lighting Site Overhead Rewiring	$500 ea	1	$500	16 Years 40 Years	40 Years	2037 2077	$702 $1,562
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	16 Years 40 Years	40 Years	2037 2077	$8,427 $18,743
Doral Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6930 • ft	$8,663	21 Years 35 Years	35 Years	2042 2077	$13,445 $27,060
PCC Rolled Curbs with Gutters	$18.00 / lf	320 lf	$5,760	16 Years 30 Years	30 Years	2037 2067	$8,090 $14,734
PCC Curbs	$7.00 / lf	200 lf	$1,400	16 Years 30 Years	30 Years	2037 2067	$1,966 $3,581
PCC Valley Gutters	$6.00 / • ft	180 • ft	$1,080	16 Years 30 Years	30 Years	2037 2067	$1,517 $2,763
Riviera Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	2850 • ft	$3,563	21 Years 35 Years	35 Years	2042 2077	$5,529 $11,129
PCC Rolled Curbs with Gutters	$18.00 / lf	150 lf	$2,700	16 Years 30 Years	30 Years	2037 2067	$3,792 $6,907
Cypress Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7080 • ft	$8,850	21 Years 35 Years	35 Years	2042 2077	$13,736 $27,646
PCC Rolled Curbs with Gutters	$18.00 / lf	280 lf	$5,040	16 Years 30 Years	30 Years	2037 2067	$7,079 $12,892
Spyglass Court							
Paving 1 1/2	$1.25 / • ft	4200 • ft	$5,250	21 Years	35 Years	2042	$8,149

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving 1 1/2	$1.25 / • ft	4200 • ft	$5,250	35 Years	35 Years	2077	$16,400
PCC Rolled Curbs with Gutters	$18.00 / lf	200 lf	$3,600	16 Years	30 Years	2037	$5,056
				30 Years		2067	$9,209
PCC Curbs	$7.00 / lf	190 lf	$1,330	16 Years	30 Years	2037	$1,868
				30 Years		2067	$3,402
Sprinkler Timing Station	$250 ea	1	$250	3 Years	10 Years	2024	$271
						2034	$331
				10 Years		2044	$404
						2054	$493
Back Flow Preventer Rebuild	$250 ea	1	$250	6 Years	20 Years	2027	$288
				20 Years		2047	$429
						2067	$639
Lighting Site Overhead Rewiring	$500 ea	1	$500	16 Years	40 Years	2037	$702
				40 Years		2077	$1,562
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	16 Years	40 Years	2037	$4,214
				40 Years		2077	$9,371
St Andrews Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	138920 • ft	$173,650	11 Years	25 Years	2032	$220,708
				25 Years		2057	$363,735
PCC Rolled Curbs with Gutters	$18.00 / lf	8940 lf	$160,920	16 Years	30 Years	2037	$226,020
				30 Years		2067	$411,630
PCC Apron	$6.00 / • ft	520 • ft	$3,120	16 Years	30 Years	2037	$4,382
				30 Years		2067	$7,981
PCC Sidewalks	$6.00 / • ft	7420 • ft	$44,520	11 Years	30 Years	2032	$56,585
				30 Years		2062	$103,053
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	11 Years	30 Years	2032	$1,906
				30 Years		2062	$3,472
Fire Hydrant Rebuild	$3,000 ea	9	$27,000	16 Years	40 Years	2037	$37,923
				40 Years		2077	$84,343
Kingsbarn Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	11630 • ft	$14,538	21 Years	35 Years	2042	$22,564
				35 Years		2077	$45,412
PCC Rolled	$18.00 / lf	630 lf	$11,340	16 Years	30 Years	2037	$15,928

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled	$18.00 / lf	630 lf	$11,340	30 Years	30 Years	2067	$29,007
PCC Apron	$6.00 / • ft	600 • ft	$3,600	16 Years 30 Years	30 Years	2037 2067	$5,056 $9,209
Carnoustie Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	26300 • ft	$32,875	21 Years 35 Years	35 Years	2042 2077	$51,027 $102,695
PCC Rolled Curbs with Gutters	$18.00 / lf	1560 lf	$28,080	16 Years 30 Years	30 Years	2037 2067	$39,440 $71,828
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	16 Years 40 Years	40 Years	2037 2077	$4,214 $9,371
Prestwick Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6280 • ft	$7,850	21 Years 35 Years	35 Years	2042 2077	$12,184 $24,522
PCC Rolled Curbs with Gutters	$18.00 / lf	250 lf	$4,500	16 Years 30 Years	30 Years	2037 2067	$6,320 $11,511
PCC Apron	$6.00 / • ft	720 • ft	$4,320	21 Years 30 Years	30 Years	2042 2072	$6,705 $12,212
Murfield Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7770 • ft	$9,713	21 Years 35 Years	35 Years	2042 2077	$15,075 $30,340
PCC Rolled Curbs with Gutters	$18.00 / lf	500 lf	$9,000	16 Years 30 Years	30 Years	2037 2067	$12,641 $23,022
PCC Apron	$6.00 / • ft	530 • ft	$3,180	21 Years 30 Years	30 Years	2042 2072	$4,936 $8,989
Canterbury Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	12320 • ft	$15,400	21 Years 35 Years	35 Years	2042 2077	$23,903 $48,107
PCC Rolled Curbs with Gutters	$18.00 / lf	870 lf	$15,660	16 Years 30 Years	30 Years	2037 2067	$21,995 $40,058
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	16 Years 40 Years	40 Years	2037 2077	$4,214 $9,371

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Cypress Point							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	41890 • ft	$52,363	11 Years 25 Years	25 Years	2032 2057	$66,552 $109,681
PCC Rolled Curbs with Gutters	$18.00 / lf	7400 lf	$133,200	16 Years 30 Years	30 Years	2037 2067	$187,086 $340,723
PCC Curbs	$7.00 / lf	580 lf	$4,060	16 Years 30 Years	30 Years	2037 2067	$5,702 $10,385
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	11 Years 30 Years	30 Years	2032 2062	$1,906 $3,472
Fire Hydrant Rebuild	$3,000 ea	4	$12,000	16 Years 40 Years	40 Years	2037 2077	$16,855 $37,486
Inverness Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	13040 • ft	$16,300	21 Years 35 Years	35 Years	2042 2077	$25,300 $50,918
PCC Rolled Curbs with Gutters	$18.00 / lf	890 lf	$16,020	16 Years 30 Years	30 Years	2037 2067	$22,501 $40,979
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	16 Years 40 Years	40 Years	2037 2077	$4,214 $9,371
Poppy Hill Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5850 • ft	$7,313	21 Years 35 Years	35 Years	2042 2077	$11,350 $22,843
PCC Rolled Curbs with Gutters	$18.00 / lf	320 lf	$5,760	16 Years 30 Years	30 Years	2037 2067	$8,090 $14,734
Lakeview Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	77920 • ft	$97,400	11 Years 25 Years	25 Years	2032 2057	$123,795 $204,018
PCC Rolled Curbs with Gutters	$18.00 / lf	1930 lf	$34,740	16 Years 30 Years	30 Years	2037 2067	$48,794 $88,864
PCC Curbs Gutters	$15.00 / lf	2070 lf	$31,050	16 Years 30 Years	30 Years	2037 2067	$43,611 $79,425
PCC Curbs	$7.00 / lf	390 lf	$2,730	16 Years	30 Years	2037	$3,834

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Curbs	$7.00 / lf	390 lf	$2,730	30 Years	30 Years	2067	$6,983
PCC Apron	$6.00 / • ft	600 • ft	$3,600	16 Years	30 Years	2037	$5,056
				30 Years		2067	$9,209
PCC Sidewalks	$6.00 / • ft	1720 • ft	$10,320	16 Years	30 Years	2037	$14,495
				30 Years		2067	$26,398
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	16 Years	30 Years	2037	$2,107
				30 Years		2067	$3,837
PCC Mail Box Pad Small	$250 ea	1	$250	16 Years	30 Years	2037	$351
				30 Years		2067	$639
Tubular Steel 4 ft Fencing	$25.00 / lf	120 lf	$3,000	6 Years	20 Years	2027	$3,450
				20 Years		2047	$5,146
						2067	$7,674
Fire Hydrant Rebuild	$3,000 ea	5	$15,000	16 Years	40 Years	2037	$21,068
				40 Years		2077	$46,857
Moore Avenue							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	10400 • ft	$13,000	21 Years	35 Years	2042	$20,178
				35 Years		2077	$40,609
PCC Rolled Curbs with Gutters	$18.00 / lf	630 lf	$11,340	16 Years	30 Years	2037	$15,928
				30 Years		2067	$29,007
PCC Apron	$6.00 / • ft	600 • ft	$3,600	21 Years	30 Years	2042	$5,588
				30 Years		2072	$10,176
Palmer Drive Entry							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6540 • ft	$8,175	11 Years	25 Years	2032	$10,390
				25 Years		2057	$17,124
PCC Rolled Curbs with Gutters	$18.00 / lf	400 lf	$7,200	21 Years	30 Years	2042	$11,175
				30 Years		2072	$20,353
PCC Curbs	$7.00 / lf	400 lf	$2,800	21 Years	30 Years	2042	$4,346
				30 Years		2072	$7,915
PCC Sidewalks	$6.00 / • ft	560 • ft	$3,360	21 Years	30 Years	2042	$5,215
				30 Years		2072	$9,498
PCC Apron	$6.00 / • ft	1090 • ft	$6,540	11 Years	30 Years	2032	$8,312
				30 Years		2062	$15,138
Gate Key Pad	$1,500 ea	1	$1,500	1 Year	10 Years	2022	$1,561

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Gate Key Pad	$1,500 ea	1	$1,500	10 Year	10 Years	2032	$1,906
						2042	$2,328
						2052	$2,843
Gate Metal	$2,000 ea	4	$8,000	11 Years	20 Years	2032	$10,168
				20 Years		2052	$15,164
Pillars Rock Repairs	$1,500 ea	9	$13,500	16 Years	30 Years	2037	$18,961
				30 Years		2067	$34,533
Tubular Steel 6 ft Fencing	$30.00 / lf	280 lf	$8,400	11 Years	20 Years	2032	$10,676
				20 Years		2052	$15,922
Fence and Gates Painting	$3,220 ea	1	$3,220	6 Years	7 Years	2027	$3,703
						2034	$4,259
				7 Years		2041	$4,899
						2048	$5,635
						2055	$6,481
Gate Motor	$5,000 ea	4	$20,000	6 Years	15 Years	2027	$23,003
				15 Years		2042	$31,043
						2057	$41,893
Gate Chassis	$500 ea	1	$500	6 Years	10 Years	2027	$575
						2037	$702
				10 Years		2047	$858
						2057	$1,047
Gate Loops	$650 ea	4	$2,600	18 Years	20 Years	2039	$3,801
				20 Years		2059	$5,668
Block Wall	$30.00 / • ft	310 • ft	$9,300	21 Years	30 Years	2042	$14,435
				30 Years		2072	$26,289
PCC Landscaping Boarder	$3.00 / lf	170 lf	$510	16 Years	30 Years	2037	$716
				30 Years		2067	$1,305
Back Flow Preventer Rebuild	$250 ea	1	$250	6 Years	20 Years	2027	$288
				20 Years		2047	$429
						2067	$639
Guard House Roof Tile	$5.00 / • ft	400 • ft	$2,000	28 Years	40 Years	2049	$3,570
				40 Years		2089	$7,941
Guard House Paint Exterior	$1,000 ea	1	$1,000	3 Years	5 Years	2024	$1,083
				5 Years		2029	$1,197
						2034	$1,323

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Guard House Paint Exterior	$1,000 ea	1	$1,000	5 Years	5 Years	2039 2044 2049 2054	$1,462 $1,615 $1,785 $1,973
Guard House PCC Pad	$5.00 / • ft	210 • ft	$1,050	16 Years 30 Years	30 Years	2037 2067	$1,475 $2,686
Guard House Electric Panel	$1,500 ea	1	$1,500	21 Years 40 Years	40 Years	2042 2082	$2,328 $5,178
Guard House Interior Remodel	$1,000 ea	1	$1,000	6 Years 20 Years	20 Years	2027 2047 2067	$1,150 $1,715 $2,558
Guard House Sprinkler Timing Station	$250 ea	1	$250	1 Year 10 Year	10 Years	2022 2032 2042 2052	$260 $318 $388 $474
Palmer Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	113680 • ft	$142,100	11 Years 25 Years	25 Years	2032 2057	$180,608 $297,649
PCC Rolled Curbs with Gutters	$18.00 / lf	3820 lf	$68,760	21 Years 30 Years	30 Years	2042 2072	$106,725 $194,369
PCC Curbs	$7.00 / lf	3100 lf	$21,700	21 Years 30 Years	30 Years	2042 2072	$33,681 $61,341
PCC Valley Gutter	$6.00 / • ft	200 • ft	$1,200	16 Years 30 Years	30 Years	2037 2067	$1,685 $3,070
PCC Landscaping Boarder	$3.00 / lf	60 lf	$180	16 Years 30 Years	30 Years	2037 2067	$253 $460
Electric Panel	$1,500 ea	1	$1,500	21 Years 40 Years	40 Years	2042 2082	$2,328 $5,178
Sprinkler Timing Station	$250 ea	3	$750	1 Year 10 Year	10 Years	2022 2032 2042 2052	$781 $953 $1,164 $1,422
Back Flow Preventer	$250 ea	3	$750	6 Years 20 Years	20 Years	2027 2047	$863 $1,286

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Back Flow	$250 ea	3	$750	20 Years	20 Years	2067	$1,918
La Costa Avenue							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	121760 • ft	$152,200	16 Years 25 Years	25 Years	2037 2062	$213,773 $352,305
PCC Rolled Curbs with Gutters	$18.00 / lf	6990 lf	$125,820	21 Years 30 Years	30 Years	2042 2072	$195,290 $355,664
PCC Curbs with Gutters	$15.00 / lf	160 lf	$2,400	21 Years 30 Years	30 Years	2042 2072	$3,725 $6,784
PCC Curbs	$7.00 / lf	170 lf	$1,190	21 Years 30 Years	30 Years	2042 2072	$1,847 $3,364
PCC Valley Gutters	$6.00 / • ft	400 • ft	$2,400	21 Years 30 Years	30 Years	2042 2072	$3,725 $6,784
PCC Mail Box Pad Large	$1,500 ea	4	$6,000	21 Years 30 Years	30 Years	2042 2072	$9,313 $16,961
Lighting Site Overhead Rewiring	$500 ea	2	$1,000	21 Years 40 Years	40 Years	2042 2082	$1,552 $3,452
Back Flow Preventer Rebuild	$250 ea	2	$500	6 Years 20 Years	20 Years	2027 2047 2067	$575 $858 $1,279
Fire Hydrant Rebuild	$3,000 ea	5	$15,000	21 Years 40 Years	40 Years	2042 2082	$23,282 $51,781
La Costa Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	8930 • ft	$11,163	26 Years 35 Years	35 Years	2047 2082	$19,146 $38,533
PCC Rolled Curbs with Gutters	$18.00 / lf	490 lf	$8,820	21 Years 30 Years	30 Years	2042 2072	$13,690 $24,932
PCC Curbs	$7.00 / lf	180 lf	$1,260	21 Years 30 Years	30 Years	2042 2072	$1,956 $3,562
PCC Apron	$6.00 / • ft	640 • ft	$3,840	21 Years 30 Years	30 Years	2042 2072	$5,960 $10,855
PCC Valley Gutters	$6.00 / • ft	440 • ft	$2,640	21 Years 30 Years	30 Years	2042 2072	$4,098 $7,463

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
La Costa Circle							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	52750 • ft	$65,938	16 Years 25 Years	25 Years	2037 2062	$92,613 $152,629
PCC Rolled Curbs with Gutters	$18.00 / lf	3640 lf	$65,520	21 Years 30 Years	30 Years	2042 2072	$101,696 $185,210
PCC Curbs with Gutters	$15.00 / lf	100 lf	$1,500	21 Years 30 Years	30 Years	2042 2072	$2,328 $4,240
PCC Curbs	$7.00 / lf	150 lf	$1,050	22 Years 30 Years	30 Years	2043 2073	$1,663 $3,028
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	21 Years 40 Years	40 Years	2042 2082	$9,313 $20,712
Access Road Paving 1 1/2 inch Overlay	$1.25 / • ft	5060 • ft	$6,325	16 Years 25 Years	25 Years	2037 2062	$8,884 $14,641
Access Road Slurry Seal	$0.25 / • ft	5060 • ft	$1,265	0 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046 2051	$1,291 $1,426 $1,576 $1,742 $1,925 $2,127 $2,350
Access Road Gate Emergency Access	$1,500 ea	2	$3,000	21 Years 30 Years	30 Years	2042 2072	$4,656 $8,480
Sawgrass Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4810 • ft	$6,013	26 Years 35 Years	35 Years	2047 2082	$10,313 $20,755
PCC Rolled Curbs with Gutters	$18.00 / lf	230 lf	$4,140	21 Years 30 Years	30 Years	2042 2072	$6,426 $11,703
PCC Curbs	$7.00 / lf	70 lf	$490	21 Years 30 Years	30 Years	2042 2072	$761 $1,385
PCC Valley Gutters	$6.00 / • ft	80 • ft	$480	21 Years 30 Years	30 Years	2042 2072	$745 $1,357
Sprinkler Timing	$250 ea	1	$250	1 Year	10 Years	2022	$260

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Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Sprinkler Timing Station	$250 ea	1	$250	10 Year	10 Years	2032 2042 2052	$318 $388 $474
Back Flow Preventer Rebuild	$250 ea	2	$500	6 Years 20 Years	20 Years	2027 2047 2067	$575 $858 $1,279
Sawgrass Lane							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	73440 • ft	$91,800	16 Years 25 Years	25 Years	2037 2062	$128,938 $212,494
PCC Rolled Curbs with Gutters	$18.00 / lf	2180 lf	$39,240	21 Years 30 Years	30 Years	2042 2072	$60,906 $110,922
PCC Curbs	$7.00 / lf	1340 lf	$9,380	21 Years 30 Years	30 Years	2042 2072	$14,559 $26,515
PCC Apron	$6.00 / • ft	120 • ft	$720	21 Years 30 Years	30 Years	2042 2072	$1,118 $2,035
PCC Valley Gutters	$6.00 / • ft	670 • ft	$4,020	21 Years 30 Years	30 Years	2042 2072	$6,240 $11,364
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	21 Years 30 Years	30 Years	2042 2072	$2,328 $4,240
Lighting Site Overhead Rewiring	$500 ea	2	$1,000	21 Years 40 Years	40 Years	2042 2082	$1,552 $3,452
Sprinkler Timing Station	$250 ea	1	$250	1 Year 10 Year	10 Years	2022 2032 2042 2052	$260 $318 $388 $474
Back Flow Preventer Rebuild	$250 ea	1	$250	6 Years 20 Years	20 Years	2027 2047 2067	$288 $429 $639
Fire Hydrant Rebuild	$3,000 ea	3	$9,000	21 Years 40 Years	40 Years	2042 2082	$13,969 $31,068
Royal Troon Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	83160 • ft	$103,950	16 Years 25 Years	25 Years	2037 2062	$146,003 $240,618

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Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled Curbs with Gutters	$18.00 / lf	5940 lf	$106,920	21 Years 30 Years	30 Years	2042 2072	$165,955 $302,238
PCC Mail Box Pad Large	$1,500 ea	2	$3,000	21 Years 30 Years	30 Years	2042 2072	$4,656 $8,480
Fire Hydrant Rebuild	$3,000 ea	5	$15,000	21 Years 40 Years	40 Years	2042 2082	$23,282 $51,781
Dornoch Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6290 • ft	$7,863	26 Years 35 Years	35 Years	2047 2082	$13,486 $27,142
PCC Rolled Curbs with Gutters	$18.00 / lf	310 lf	$5,580	21 Years 30 Years	30 Years	2042 2072	$8,661 $15,773
PCC Apron	$6.00 / • ft	500 • ft	$3,000	21 Years 30 Years	30 Years	2042 2072	$4,656 $8,480
Birkdale Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	6450 • ft	$8,063	26 Years 35 Years	35 Years	2047 2082	$13,829 $27,832
PCC Rolled Curbs with Gutters	$18.00 / lf	320 lf	$5,760	21 Years 30 Years	30 Years	2042 2072	$8,940 $16,282
PCC Apron	$6.00 / • ft	590 • ft	$3,540	21 Years 30 Years	30 Years	2042 2072	$5,495 $10,007
La Quinta Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7410 • ft	$9,263	26 Years 35 Years	35 Years	2047 2082	$15,887 $31,975
PCC Rolled Curbs with Gutters	$18.00 / lf	380 lf	$6,840	21 Years 30 Years	30 Years	2042 2072	$10,617 $19,335
PCC Apron	$6.00 / • ft	590 • ft	$3,540	21 Years 30 Years	30 Years	2042 2072	$5,495 $10,007
Champions Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	26290 • ft	$32,863	26 Years 35 Years	35 Years	2047 2082	$56,367 $113,443
PCC Rolled	$18.00 / lf	1560 lf	$28,080	21 Years	30 Years	2042	$43,584

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Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled	$18.00 / lf	1560 lf	$28,080	30 Years	30 Years	2072	$79,376
Tubular Steel 4 ft Gate	$750 ea	2	$1,500	11 Years 20 Years	20 Years	2032 2052	$1,906 $2,843
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	21 Years 40 Years	40 Years	2042 2082	$9,313 $20,712
Torrey Pines							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	25440 • ft	$31,800	26 Years 35 Years	35 Years	2047 2082	$54,544 $109,775
PCC Rolled Curbs with Gutters	$18.00 / lf	1590 lf	$28,620	21 Years 30 Years	30 Years	2042 2072	$44,422 $80,902
PCC Apron	$6.00 / • ft	490 • ft	$2,940	21 Years 30 Years	30 Years	2042 2072	$4,563 $8,311
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	21 Years 40 Years	40 Years	2042 2082	$4,656 $10,356
Stonehaven Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	89170 • ft	$111,463	26 Years 35 Years	35 Years	2047 2082	$191,184 $384,774
PCC Rolled Curbs with Gutters	$18.00 / lf	5170 lf	$93,060	21 Years 30 Years	30 Years	2042 2072	$144,442 $263,059
PCC Curbs	$7.00 / lf	300 lf	$2,100	21 Years 30 Years	30 Years	2042 2072	$3,259 $5,936
PCC Mail Box Pad Large	$1,500 ea	2	$3,000	21 Years 30 Years	30 Years	2042 2072	$4,656 $8,480
Back Flow Preventer Rebuild	$250 ea	2	$500	6 Years 20 Years	20 Years	2027 2047 2067	$575 $858 $1,279
Fire Hydrant Rebuild	$3,000 ea	4	$12,000	21 Years 40 Years	40 Years	2042 2082	$18,626 $41,425
Grayhawk Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	79540 • ft	$99,425	16 Years 25 Years	25 Years	2037 2062	$139,647 $230,144
PCC Rolled	$18.00 / lf	4750 lf	$85,500	21 Years	30 Years	2042	$132,708

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Rolled	$18.00 / lf	4750 lf	$85,500	30 Years	30 Years	2072	$241,689
PCC Apron	$6.00 / • ft	500 • ft	$3,000	21 Years 30 Years	30 Years	2042 2072	$4,656 $8,480
PCC Mail Box Pad Large	$1,500 ea	1	$1,500	21 Years 30 Years	30 Years	2042 2072	$2,328 $4,240
Tubular Steel 6 ft Fencing Powder Coated with Gate	$5,200 ea	1	$5,200	16 Years 20 Years	20 Years	2037 2057	$7,304 $10,892
Fire Hydrant Rebuild	$3,000 ea	4	$12,000	21 Years 40 Years	40 Years	2042 2082	$18,626 $41,425
Grayhawk Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4620 • ft	$5,775	26 Years 35 Years	35 Years	2047 2082	$9,905 $19,936
PCC Rolled Curbs with Gutters	$18.00 / lf	180 lf	$3,240	21 Years 30 Years	30 Years	2042 2072	$5,029 $9,159
PCC Apron	$6.00 / • ft	800 • ft	$4,800	21 Years 30 Years	30 Years	2042 2072	$7,450 $13,568
Lytham Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	4620 • ft	$5,775	26 Years 35 Years	35 Years	2047 2082	$9,905 $19,936
PCC Rolled Curbs with Gutters	$18.00 / lf	180 lf	$3,240	21 Years 30 Years	30 Years	2042 2072	$5,029 $9,159
PCC Apron	$6.00 / • ft	800 • ft	$4,800	21 Years 30 Years	30 Years	2042 2072	$7,450 $13,568
St Georges Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	8230 • ft	$10,288	26 Years 35 Years	35 Years	2047 2082	$17,645 $35,513
PCC Rolled Curbs with Gutters	$18.00 / lf	400 lf	$7,200	21 Years 30 Years	30 Years	2042 2072	$11,175 $20,353
PCC Apron	$6.00 / • ft	520 • ft	$3,120	21 Years 30 Years	30 Years	2042 2072	$4,843 $8,820

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Lahinch Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	11730 • ft	$14,663	26 Years 35 Years	35 Years	2047 2082	$25,150 $50,616
PCC Rolled Curbs with Gutters	$18.00 / lf	650 lf	$11,700	21 Years 30 Years	30 Years	2042 2072	$18,160 $33,073
Portrush Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	15250 • ft	$19,063	26 Years 35 Years	35 Years	2047 2082	$32,697 $65,805
PCC Rolled Curbs with Gutters	$18.00 / lf	870 lf	$15,660	21 Years 30 Years	30 Years	2042 2072	$24,306 $44,267
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	21 Years 40 Years	40 Years	2042 2082	$4,656 $10,356
Turnberry Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	17880 • ft	$22,350	16 Years 25 Years	25 Years	2037 2062	$31,392 $51,735
PCC Rolled Curbs with Gutters	$18.00 / lf	1040 lf	$18,720	21 Years 30 Years	30 Years	2042 2072	$29,056 $52,917
Ballybunion Drive							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	36980 • ft	$46,225	16 Years 25 Years	25 Years	2037 2062	$64,925 $106,999
PCC Rolled Curbs with Gutters	$18.00 / lf	2230 lf	$40,140	21 Years 30 Years	30 Years	2042 2072	$62,303 $113,466
Tubular Steel 6 ft Fencing Powder Coated with Gate	$6,200 ea	1	$6,200	16 Years 20 Years	20 Years	2037 2057	$8,708 $12,987
Fire Hydrant Rebuild	$3,000 ea	3	$9,000	21 Years 40 Years	40 Years	2042 2082	$13,969 $31,068
Access Road Paving 1 1/2 inch Overlay	$1.25 / • ft	600 • ft	$750	16 Years 25 Years	25 Years	2037 2062	$1,053 $1,736
Access Road	$0.25 / • ft	600 • ft	$150	0 Years	5 Years	2021	$153

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Access Road Slurry Seal	$0.25 / • ft	600 • ft	$150	5 Years	5 Years	2026	$169
						2031	$187
						2036	$207
						2041	$228
						2046	$252
						2051	$279
Gullane Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5810 • ft	$7,263	26 Years	35 Years	2047	$12,457
				35 Years		2082	$25,071
PCC Rolled Curbs with Gutters	$18.00 / lf	280 lf	$5,040	21 Years	30 Years	2042	$7,823
				30 Years		2072	$14,247
Ballybunion Court							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	5880 • ft	$7,350	26 Years	35 Years	2047	$12,607
				35 Years		2082	$25,373
PCC Rolled Curbs with Gutters	$18.00 / lf	290 lf	$5,220	21 Years	30 Years	2042	$8,102
				30 Years		2072	$14,756
Landscaping							
Landscaping Renovation	$10,000 ea	1	$10,000	0 Years	1 Year	2021	$10,202
				1 Years		2022	$10,408
						2023	$10,618
						2024	$10,832
						2025	$11,051
						2026	$11,274
						2027	$11,501
						2028	$11,734
						2029	$11,970
						2030	$12,212
						2031	$12,458
						2032	$12,710
						2033	$12,966
						2034	$13,228
						2035	$13,495
						2036	$13,768

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Landscaping Renovation	$10,000 ea	1	$10,000	1 Years	1 Year	2037	$14,046
						2038	$14,329
						2039	$14,618
						2040	$14,913
						2041	$15,214
						2042	$15,521
						2043	$15,835
						2044	$16,154
						2045	$16,480
						2046	$16,813
						2047	$17,152
						2048	$17,499
						2049	$17,852
						2050	$18,212
						2051	$18,580
Block Walls							
Block Wall Repairs	$5,000 ea	1	$5,000	6 Years	10 Years	2027	$5,751
				10 Years		2037	$7,023
						2047	$8,576
						2057	$10,473
Street Signs and Stop Signs							
Street Signs and Stop Signs Repairs	$16,000 ea	1	$16,000	18 Years	20 Years	2039	$23,389
				20 Years		2059	$34,881
Street Treatments							
Slurry Seal	$227,860 ea	1	$227,860	3 Years	5 Years	2024	$246,821
				5 Years		2029	$272,757
						2034	$301,418
						2039	$333,091
						2044	$368,092
						2049	$406,770
						2054	$449,513
Paving Cut and Patch	$370,000 ea	1	$370,000	3 Years	5 Years	2024	$400,790
				5 Years		2029	$442,904

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving Cut and Patch	$370,000 ea	1	$370,000	5 Years	5 Years	2034	$489,444
						2039	$540,874
						2044	$597,709
						2049	$660,515
						2054	$729,921
Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	$6,995 ea	1	$6,995	2 Years	3 Years	2023	$7,427
						2026	$7,886
						2029	$8,373
				3 Years		2032	$8,891
						2035	$9,440
						2038	$10,023
						2041	$10,642
						2044	$11,300
						2047	$11,998
						2050	$12,739
Paving Transverse Crackfill	$24,270 ea	1	$24,270	1 Year	2 Years	2022	$25,260
						2024	$26,290
						2026	$27,362
						2028	$28,477
						2030	$29,639
						2032	$30,847
						2034	$32,105
				2 Year		2036	$33,414
						2038	$34,776
						2040	$36,195
						2042	$37,670
						2044	$39,206
						2046	$40,805
						2048	$42,469
						2050	$44,201
Paving Crackfill Curb and Gutter Joints	$66,260 ea	1	$66,260	0 Years	2 Years	2021	$67,597
						2023	$70,354
						2025	$73,223
				2 Years		2027	$76,208
						2029	$79,316
						2031	$82,550

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving Crackfill Curb and Gutter Joints	$66,260 ea	1	$66,260	2 Years	2 Years	2033	$85,916
						2035	$89,419
						2037	$93,065
						2039	$96,860
						2041	$100,810
						2043	$104,921
						2045	$109,199
						2047	$113,652
						2049	$118,286
						2051	$123,109
Paving Speed Control Bump	$2,000 ea	4	$8,000	23 Years	25 Years	2044	$12,923
				25 Years		2069	$21,298
Riviera Court The Gallery							
Paving 1 1/2 inch Overlay	$1.25 / • ft	5920 • ft	$7,400	26 Years	35 Years	2047	$12,693
				35 Years		2082	$25,545
PCC Rolled Curbs with Gutters	$18.00 / • ft	320 • ft	$5,760	21 Years	30 Years	2042	$8,940
				30 Years		2072	$16,282
PCC Apron	$6.00 / • ft	420 • ft	$2,520	21 Years	30 Years	2042	$3,911
				30 Years		2072	$7,123
Fire Hydrant Rebuild	$3,000 ea	1	$3,000	21 Years	40 Years	2042	$4,656
				40 Years		2082	$10,356
Fire Hydrant Painting	$25.00 ea	1	$25	0 Years	5 Years	2021	$26
						2026	$28
						2031	$31
				5 Years		2036	$34
						2041	$38
						2046	$42
						2051	$46
Cruden Bay Drive The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	44540 • ft	$55,675	26 Years	35 Years	2047	$95,496
				35 Years		2082	$192,193
PCC Rolled Curbs with Gutters	$18.00 / lf	2440 lf	$43,920	21 Years	30 Years	2042	$68,170
				30 Years		2072	$124,152

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Curbs	$7.00 / lf	190 lf	$1,330	21 Years 30 Years	30 Years	2042 2072	$2,064 $3,760
PCC Apron	$6.00 / • ft	740 • ft	$4,440	21 Years 30 Years	30 Years	2042 2072	$6,891 $12,551
PCC Swale	$6.00 / • ft	300 • ft	$1,800	21 Years 30 Years	30 Years	2042 2072	$2,794 $5,088
PCC Mail Box Pad Medium	$500 ea	1	$500	21 Years 30 Years	30 Years	2042 2072	$776 $1,413
PCC Mail Box Pad Small	$250 ea	1	$250	21 Years 30 Years	30 Years	2042 2072	$388 $707
Fire Hydrant Rebuild	$3,000 ea	2	$6,000	21 Years 40 Years	40 Years	2042 2082	$9,313 $20,712
Fire Hydrant Painting	$25.00 ea	2	$50	0 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046 2051	$51 $56 $62 $69 $76 $84 $93
Fencing Chain Link 6 ft	$20.00 / lf	120 lf	$2,400	26 Years 40 Years	40 Years	2047 2087	$4,117 $9,155
PCC V-Ditch	$0.00 / • ft	120 • ft	$0	38 Years	40 Years	2059	$0
PCC Swale Extension	$0.00 / • ft	100 • ft	$0	38 Years	40 Years	2059	$0
Turnberry Court The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	7540 • ft	$9,425	26 Years 35 Years	35 Years	2047 2082	$16,166 $32,536
PCC Rolled Curbs with Gutters	$18.00 / lf	210 lf	$3,780	21 Years 30 Years	30 Years	2042 2072	$5,867 $10,685
PCC Curbs	$7.00 / lf	140 lf	$980	21 Years 30 Years	30 Years	2042 2072	$1,521 $2,770
PCC Apron	$6.00 / • ft	590 • ft	$3,540	21 Years 30 Years	30 Years	2042 2072	$5,495 $10,007

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Wentworth Circle The Gallery							
Paving 1 1/2 inch AC Overlay	$1.25 / • ft	2670 • ft	$3,338	26 Years 35 Years	35 Years	2047 2082	$5,725 $11,521
PCC Rolled Curbs with Gutters	$18.00 / lf	160 lf	$2,880	21 Years 30 Years	30 Years	2042 2072	$4,470 $8,141
Golf Course							
Fencing Chain Link 6 ft	$0.00 / lf	30 lf	$0	38 Years	40 Years	2059	$0
Golf Cart Crossing Signs	$4,000 ea	1	$4,000	18 Years 20 Years	20 Years	2039 2059	$5,847 $8,720
Bayhill and Palmer Gates							
Lighting at Gates	$27,000 ea	1	$27,000	18 Years 20 Years	20 Years	2039 2059	$39,469 $58,862
Monitor System	$45,300 ea	1	$45,300	17 Years 20 Years	20 Years	2038 2058	$64,910 $96,803
Annual Maintenance Contract	$4,000 ea	1	$4,000	0 Years 1 Years	1 Year	2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039	$4,081 $4,163 $4,247 $4,333 $4,420 $4,510 $4,601 $4,693 $4,788 $4,885 $4,983 $5,084 $5,187 $5,291 $5,398 $5,507 $5,618 $5,732 $5,847

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Annual Maintenance Contract	$4,000 ea	1	$4,000	1 Years	1 Year	2040	$5,965
						2041	$6,086
						2042	$6,209
						2043	$6,334
						2044	$6,462
						2045	$6,592
						2046	$6,725
						2047	$6,861
						2048	$6,999
						2049	$7,141
						2050	$7,285
						2051	$7,432
Backup Batteries	$300 ea	2	$600	2 Years	5 Years	2023	$637
				5 Years		2028	$704
						2033	$778
						2038	$860
						2043	$950
						2048	$1,050
						2053	$1,160
Click 2 Enter System	$3,450 ea	2	$6,900	7 Years	10 Years	2028	$8,096
				10 Years		2038	$9,887
						2048	$12,074
						2058	$14,745
Reserve Studies							
Full New Reserve Study Estimate With a Site Visit	$3,000 ea	1	$3,000	0 Years	5 Years	2021	$3,061
				5 Years		2026	$3,382
						2031	$3,738
						2036	$4,130
						2041	$4,564
						2046	$5,044
						2051	$5,574
Annual Reserve Study FInancial Update	$800 ea	1	$800	1 Year	1 Year	2022	$833
						2023	$849
						2024	$867
						2025	$884

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Annual Reserve Study FInancial Update	$800 ea	1	$800	1 Year	1 Year	2026	$902
						2027	$920
						2028	$939
						2029	$958
						2030	$977
						2031	$997
						2032	$1,017
						2033	$1,037
						2034	$1,058
						2035	$1,080
						2036	$1,101
						2037	$1,124
						2038	$1,146
						2039	$1,169
						2040	$1,193
						2041	$1,217
						2042	$1,242
						2043	$1,267
						2044	$1,292
						2045	$1,318
						2046	$1,345
						2047	$1,372
						2048	$1,400
						2049	$1,428
						2050	$1,457
						2051	$1,486
Perimeter Fencing							
Fence Wood Natural State	$239,417 ea	1	$239,417	24 Years	25 Years	2045	$394,568
				25 Years		2070	$650,263

Months Remaining in Calendar Year 2021: 12

Expected annual inflation: 2.00% Interest earned on reserve funds: 0.01% Initial Reserve: $1,739,337

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Present Cost Report

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Bayhill Drive Entry	Paving 1 1/2 inch AC Overlay	9650 • ft	$1.25 / • ft	$12,062.50	$5,307.50	$6,755.00
	PCC Apron	1140 • ft	$6.00 / • ft	$6,840.00	$2,508.00	$4,332.00
	PCC Curbs	400 lf	$7.00 / lf	$2,800.00	$1,493.33	$1,306.67
	PCC Curbs with Gutters	410 lf	$15.00 / lf	$6,150.00	$3,280.00	$2,870.00
	PCC Sidewalks	2400 • ft	$6.00 / • ft	$14,400.00	$7,680.00	$6,720.00
	PCC Pavers	480 • ft	$8.00 / • ft	$3,840.00	$2,048.00	$1,792.00
	PCC Boarder Around Pavers	400 • ft	$6.00 / • ft	$2,400.00	$880.00	$1,520.00
	Gate Key Pad	1	$1,500.00 ea	$1,500.00	$150.00	$1,350.00
	Gate Metal	4	$1,500.00 ea	$6,000.00	$3,200.00	$2,800.00
	Gate Motor	4	$5,000.00 ea	$20,000.00	$8,000.00	$12,000.00
	Gate Loops	8	$512.50 ea	$4,100.00	$3,690.00	$410.00
	Gate Pedestrian	2	$500.00 ea	$1,000.00	$533.33	$466.67
	Gate Pedestrian Key Pad	2	$500.00 ea	$1,000.00	$100.00	$900.00
	Block Wall	650 • ft	$30.00 / • ft	$19,500.00	$7,800.00	$11,700.00
	Back Flow Preventer Rebuild	2	$750.00 ea	$1,500.00	$450.00	$1,050.00
	Guard House Roof Metal	400 • ft	$0.00 / • ft	$0.04	$0.03	$0.01
	Guard House Stain Exterior	1	$1,000.00 ea	$1,000.00	$600.00	$400.00
	Guard House Lighting Exterior	4	$75.00 ea	$300.00	$90.00	$210.00
	Guard House Electric Panel	1	$1,500.00 ea	$1,500.00	$562.50	$937.50
	Guard House Interior Remodel	1	$1,000.00 ea	$1,000.00	$300.00	$700.00
	Guard House Sprinkler Timing Station	1	$250.00 ea	$250.00	$25.00	$225.00
	PCC Pavers at Pedistrian Gates	190 • ft	$8.00 / • ft	$1,520.00	$810.67	$709.33
	Tubular Steel 6 ft Fencing	110 lf	$30.00 / lf	$3,300.00	$1,760.00	$1,540.00
	Fence and Gates Painting	1	$2,000.00 ea	$2,000.00	$285.71	$1,714.29
	Pillars Rock Repairs	4	$1,500.00 ea	$6,000.00	$3,200.00	$2,800.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,200.00	$1,800.00
	Gate Chassis	1	$500.00 ea	$500.00	$300.00	$200.00
			Bayhill Drive Entry Sub Total =	$123,462.54	$56,254.08	$67,208.46
Bayhill Circle	Paving 1 1/2 inch AC Overlay	181940 • ft	$1.25 / • ft	$227,425.00	$100,067.00	$127,358.00
	PCC Rolled Curbs with Gutters	7430 lf	$18.00 / lf	$133,740.00	$71,328.00	$62,412.00
	PCC Sidewalks	2940 • ft	$6.00 / • ft	$17,640.00	$6,468.00	$11,172.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$550.00	$950.00
	PCC Mail Box Pad Medium	1	$1,000.00 ea	$1,000.00	$366.67	$633.33
	PCC Mail Box Pad Small	3	$250.00 ea	$750.00	$275.00	$475.00
	Lighting Site Overhead Rewiring	8	$500.00 ea	$4,000.00	$1,600.00	$2,400.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Bayhill Circle	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$6,000.00	$9,000.00
			Bayhill Circle Sub Total =	$401,055.00	$186,654.67	$214,400.33
Augusta Court	Paving 1 1/2 inch AC Overlay	34910 • ft	$1.25 / • ft	$43,637.50	$26,182.50	$17,455.00
	PCC Rolled Curbs with Gutters	1890 lf	$18.00 / lf	$34,020.00	$18,144.00	$15,876.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$709.33	$620.67
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$91.67	$158.33
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$25.00	$225.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$75.00	$175.00
	Lighting Site Overhead Rewiring	5	$500.00 ea	$2,500.00	$1,000.00	$1,500.00
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$2,400.00	$3,600.00
			Augusta Court Sub Total =	$88,237.50	$48,627.50	$39,610.00
Glen Eagles Court	Paving 1 1/2 inch AC Overlay	24720 • ft	$1.25 / • ft	$30,900.00	$18,540.00	$12,360.00
	PCC Rolled Curbs with Gutters	1190 lf	$18.00 / lf	$21,420.00	$11,424.00	$9,996.00
	PCC Curbs	250 lf	$7.00 / lf	$1,750.00	$933.33	$816.67
	PCC Valley Gutters	310 • ft	$6.00 / • ft	$1,860.00	$992.00	$868.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$25.00	$225.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$75.00	$175.00
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$200.00	$300.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,200.00	$1,800.00
			Glen Eagles Court Sub Total =	$59,930.00	$33,389.33	$26,540.67
Pebble Beach Court	Paving 1 1/2 inch AC Overlay	24500 • ft	$1.25 / • ft	$30,625.00	$18,375.00	$12,250.00
	PCC Rolled Curbs with Gutters	1320 lf	$18.00 / lf	$23,760.00	$12,672.00	$11,088.00
	PCC Curbs	200 lf	$7.00 / lf	$1,400.00	$746.67	$653.33
	PCC Valley Gutters	190 • ft	$6.00 / • ft	$1,140.00	$228.00	$912.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$75.00	$175.00
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$200.00	$300.00
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$2,400.00	$3,600.00
			Pebble Beach Court Sub Total =	$63,675.00	$34,696.67	$28,978.33
Doral Court	Paving 1 1/2 inch AC Overlay	6930 • ft	$1.25 / • ft	$8,662.50	$5,197.50	$3,465.00
	PCC Rolled Curbs with Gutters	320 lf	$18.00 / lf	$5,760.00	$3,072.00	$2,688.00
	PCC Curbs	200 lf	$7.00 / lf	$1,400.00	$746.67	$653.33
	PCC Valley Gutters	180 • ft	$6.00 / • ft	$1,080.00	$576.00	$504.00
			Doral Court Sub Total =	$16,902.50	$9,592.17	$7,310.33

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Riviera Court	Paving 1 1/2 inch AC Overlay	2850 • ft	$1.25 / • ft	$3,562.50	$2,137.50	$1,425.00
	PCC Rolled Curbs with Gutters	150 lf	$18.00 / lf	$2,700.00	$1,440.00	$1,260.00
			Riviera Court Sub Total =	$6,262.50	$3,577.50	$2,685.00
Cypress Court	Paving 1 1/2 inch AC Overlay	7080 • ft	$1.25 / • ft	$8,850.00	$5,310.00	$3,540.00
	PCC Rolled Curbs with Gutters	280 lf	$18.00 / lf	$5,040.00	$2,688.00	$2,352.00
			Cypress Court Sub Total =	$13,890.00	$7,998.00	$5,892.00
Spyglass Court	Paving 1 1/2 inch AC Overlay	4200 • ft	$1.25 / • ft	$5,250.00	$3,150.00	$2,100.00
	PCC Rolled Curbs with Gutters	200 lf	$18.00 / lf	$3,600.00	$1,920.00	$1,680.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$709.33	$620.67
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$75.00	$175.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$75.00	$175.00
	Lighting Site Overhead Rewiring	1	$500.00 ea	$500.00	$200.00	$300.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,200.00	$1,800.00
			Spyglass Court Sub Total =	$14,180.00	$7,329.33	$6,850.67
St Andrews Drive	Paving 1 1/2 inch AC Overlay	138920 • ft	$1.25 / • ft	$173,650.00	$76,406.00	$97,244.00
	PCC Rolled Curbs with Gutters	8940 lf	$18.00 / lf	$160,920.00	$85,824.00	$75,096.00
	PCC Apron	520 • ft	$6.00 / • ft	$3,120.00	$1,664.00	$1,456.00
	PCC Sidewalks	7420 • ft	$6.00 / • ft	$44,520.00	$16,324.00	$28,196.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$550.00	$950.00
	Fire Hydrant Rebuild	9	$3,000.00 ea	$27,000.00	$10,800.00	$16,200.00
			St Andrews Drive Sub Total =	$410,710.00	$191,568.00	$219,142.00
Kingsbarn Court	Paving 1 1/2 inch AC Overlay	11630 • ft	$1.25 / • ft	$14,537.50	$8,722.50	$5,815.00
	PCC Rolled Curbs with Gutters	630 lf	$18.00 / lf	$11,340.00	$6,048.00	$5,292.00
	PCC Apron	600 • ft	$6.00 / • ft	$3,600.00	$1,920.00	$1,680.00
			Kingsbarn Court Sub Total =	$29,477.50	$16,690.50	$12,787.00
Carnoustie Court	Paving 1 1/2 inch AC Overlay	26300 • ft	$1.25 / • ft	$32,875.00	$19,725.00	$13,150.00
	PCC Rolled Curbs with Gutters	1560 lf	$18.00 / lf	$28,080.00	$14,976.00	$13,104.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,200.00	$1,800.00
			Carnoustie Court Sub Total =	$63,955.00	$35,901.00	$28,054.00
Prestwick Court	Paving 1 1/2 inch AC Overlay	6280 • ft	$1.25 / • ft	$7,850.00	$4,710.00	$3,140.00
	PCC Rolled Curbs with Gutters	250 lf	$18.00 / lf	$4,500.00	$2,400.00	$2,100.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Prestwick Court	PCC Apron	720 • ft	$6.00 / • ft	$4,320.00	$3,024.00	$1,296.00
			Prestwick Court Sub Total =	$16,670.00	$10,134.00	$6,536.00
Murfield Court	Paving 1 1/2 inch AC Overlay	7770 • ft	$1.25 / • ft	$9,712.50	$5,827.50	$3,885.00
	PCC Rolled Curbs with Gutters	500 lf	$18.00 / lf	$9,000.00	$4,800.00	$4,200.00
	PCC Apron	530 • ft	$6.00 / • ft	$3,180.00	$2,226.00	$954.00
			Murfield Court Sub Total =	$21,892.50	$12,853.50	$9,039.00
Canterbury Court	Paving 1 1/2 inch AC Overlay	12320 • ft	$1.25 / • ft	$15,400.00	$9,240.00	$6,160.00
	PCC Rolled Curbs with Gutters	870 lf	$18.00 / lf	$15,660.00	$8,352.00	$7,308.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,200.00	$1,800.00
			Canterbury Court Sub Total =	$34,060.00	$18,792.00	$15,268.00
Cypress Point	Paving 1 1/2 inch AC Overlay	41890 • ft	$1.25 / • ft	$52,362.50	$23,039.50	$29,323.00
	PCC Rolled Curbs with Gutters	7400 lf	$18.00 / lf	$133,200.00	$71,040.00	$62,160.00
	PCC Curbs	580 lf	$7.00 / lf	$4,060.00	$2,165.33	$1,894.67
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$550.00	$950.00
	Fire Hydrant Rebuild	4	$3,000.00 ea	$12,000.00	$4,800.00	$7,200.00
			Cypress Point Sub Total =	$203,122.50	$101,594.83	$101,527.67
Inverness Court	Paving 1 1/2 inch AC Overlay	13040 • ft	$1.25 / • ft	$16,300.00	$9,780.00	$6,520.00
	PCC Rolled Curbs with Gutters	890 lf	$18.00 / lf	$16,020.00	$8,544.00	$7,476.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,200.00	$1,800.00
			Inverness Court Sub Total =	$35,320.00	$19,524.00	$15,796.00
Poppy Hill Court	Paving 1 1/2 inch AC Overlay	5850 • ft	$1.25 / • ft	$7,312.50	$4,387.50	$2,925.00
	PCC Rolled Curbs with Gutters	320 lf	$18.00 / lf	$5,760.00	$3,072.00	$2,688.00
			Poppy Hill Court Sub Total =	$13,072.50	$7,459.50	$5,613.00
Lakeview Drive	Paving 1 1/2 inch AC Overlay	77920 • ft	$1.25 / • ft	$97,400.00	$42,856.00	$54,544.00
	PCC Rolled Curbs with Gutters	1930 lf	$18.00 / lf	$34,740.00	$18,528.00	$16,212.00
	PCC Curbs Gutters	2070 lf	$15.00 / lf	$31,050.00	$16,560.00	$14,490.00
	PCC Curbs	390 lf	$7.00 / lf	$2,730.00	$1,456.00	$1,274.00
	PCC Apron	600 • ft	$6.00 / • ft	$3,600.00	$1,920.00	$1,680.00
	PCC Sidewalks	1720 • ft	$6.00 / • ft	$10,320.00	$5,504.00	$4,816.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$800.00	$700.00
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$133.33	$116.67
	Tubular Steel 4 ft Fencing	120 lf	$25.00 / lf	$3,000.00	$900.00	$2,100.00
	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$6,000.00	$9,000.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Lakeview Drive Sub Total =	$199,590.00	$94,657.33	$104,932.67
Moore Avenue	Paving 1 1/2 inch AC Overlay	10400 • ft	$1.25 / • ft	$13,000.00	$7,800.00	$5,200.00
	PCC Rolled Curbs with Gutters	630 lf	$18.00 / lf	$11,340.00	$6,048.00	$5,292.00
	PCC Apron	600 • ft	$6.00 / • ft	$3,600.00	$2,520.00	$1,080.00
			Moore Avenue Sub Total =	$27,940.00	$16,368.00	$11,572.00
Palmer Drive Entry	Paving 1 1/2 inch AC Overlay	6540 • ft	$1.25 / • ft	$8,175.00	$3,597.00	$4,578.00
	PCC Rolled Curbs with Gutters	400 lf	$18.00 / lf	$7,200.00	$5,040.00	$2,160.00
	PCC Curbs	400 lf	$7.00 / lf	$2,800.00	$1,960.00	$840.00
	PCC Sidewalks	560 • ft	$6.00 / • ft	$3,360.00	$2,352.00	$1,008.00
	PCC Apron	1090 • ft	$6.00 / • ft	$6,540.00	$2,398.00	$4,142.00
	Gate Key Pad	1	$1,500.00 ea	$1,500.00	$150.00	$1,350.00
	Gate Metal	4	$2,000.00 ea	$8,000.00	$4,400.00	$3,600.00
	Pillars Rock Repairs	9	$1,500.00 ea	$13,500.00	$7,200.00	$6,300.00
	Tubular Steel 6 ft Fencing	280 lf	$30.00 / lf	$8,400.00	$4,620.00	$3,780.00
	Fence and Gates Painting	1	$3,220.00 ea	$3,220.00	$2,760.00	$460.00
	Gate Motor	4	$5,000.00 ea	$20,000.00	$8,000.00	$12,000.00
	Gate Chassis	1	$500.00 ea	$500.00	$300.00	$200.00
	Gate Loops	4	$650.00 ea	$2,600.00	$2,340.00	$260.00
	Block Wall	310 • ft	$30.00 / • ft	$9,300.00	$6,510.00	$2,790.00
	PCC Landscaping Boarder	170 lf	$3.00 / lf	$510.00	$272.00	$238.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$75.00	$175.00
	Guard House Roof Tile	400 • ft	$5.00 / • ft	$2,000.00	$1,400.00	$600.00
	Guard House Paint Exterior	1	$1,000.00 ea	$1,000.00	$600.00	$400.00
	Guard House PCC Pad	210 • ft	$5.00 / • ft	$1,050.00	$560.00	$490.00
	Guard House Electric Panel	1	$1,500.00 ea	$1,500.00	$787.50	$712.50
	Guard House Interior Remodel	1	$1,000.00 ea	$1,000.00	$300.00	$700.00
	Guard House Sprinkler Timing Station	1	$250.00 ea	$250.00	$25.00	$225.00
			Palmer Drive Entry Sub Total =	$102,655.00	$55,646.50	$47,008.50
Palmer Drive	Paving 1 1/2 inch AC Overlay	113680 • ft	$1.25 / • ft	$142,100.00	$62,524.00	$79,576.00
	PCC Rolled Curbs with Gutters	3820 lf	$18.00 / lf	$68,760.00	$48,132.00	$20,628.00
	PCC Curbs	3100 lf	$7.00 / lf	$21,700.00	$15,190.00	$6,510.00
	PCC Valley Gutter	200 • ft	$6.00 / • ft	$1,200.00	$640.00	$560.00
	PCC Landscaping Boarder	60 lf	$3.00 / lf	$180.00	$96.00	$84.00
	Electric Panel	1	$1,500.00 ea	$1,500.00	$787.50	$712.50
	Sprinkler Timing Station	3	$250.00 ea	$750.00	$75.00	$675.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Palmer Drive	Back Flow Preventer Rebuild	3	$250.00 ea	$750.00	$225.00	$525.00
			Palmer Drive Sub Total =	$236,940.00	$127,669.50	$109,270.50
La Costa Avenue	Paving 1 1/2 inch AC Overlay	121760 • ft	$1.25 / • ft	$152,200.00	$97,408.00	$54,792.00
	PCC Rolled Curbs with Gutters	6990 lf	$18.00 / lf	$125,820.00	$88,074.00	$37,746.00
	PCC Curbs with Gutters	160 lf	$15.00 / lf	$2,400.00	$1,680.00	$720.00
	PCC Curbs	170 lf	$7.00 / lf	$1,190.00	$833.00	$357.00
	PCC Valley Gutters	400 • ft	$6.00 / • ft	$2,400.00	$1,680.00	$720.00
	PCC Mail Box Pad Large	4	$1,500.00 ea	$6,000.00	$4,200.00	$1,800.00
	Lighting Site Overhead Rewiring	2	$500.00 ea	$1,000.00	$525.00	$475.00
	Back Flow Preventer Rebuild	2	$250.00 ea	$500.00	$150.00	$350.00
	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$7,875.00	$7,125.00
			La Costa Avenue Sub Total =	$306,510.00	$202,425.00	$104,085.00
La Costa Court	Paving 1 1/2 inch AC Overlay	8930 • ft	$1.25 / • ft	$11,162.50	$8,292.14	$2,870.36
	PCC Rolled Curbs with Gutters	490 lf	$18.00 / lf	$8,820.00	$6,174.00	$2,646.00
	PCC Curbs	180 lf	$7.00 / lf	$1,260.00	$882.00	$378.00
	PCC Apron	640 • ft	$6.00 / • ft	$3,840.00	$2,688.00	$1,152.00
	PCC Valley Gutters	440 • ft	$6.00 / • ft	$2,640.00	$1,848.00	$792.00
			La Costa Court Sub Total =	$27,722.50	$19,884.14	$7,838.36
La Costa Circle	Paving 1 1/2 inch AC Overlay	52750 • ft	$1.25 / • ft	$65,937.50	$42,200.00	$23,737.50
	PCC Rolled Curbs with Gutters	3640 lf	$18.00 / lf	$65,520.00	$45,864.00	$19,656.00
	PCC Curbs with Gutters	100 lf	$15.00 / lf	$1,500.00	$1,050.00	$450.00
	PCC Curbs	150 lf	$7.00 / lf	$1,050.00	$770.00	$280.00
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$3,150.00	$2,850.00
	Access Road Paving 1 1/2 inch Overlay	5060 • ft	$1.25 / • ft	$6,325.00	$4,048.00	$2,277.00
	Access Road Slurry Seal	5060 • ft	$0.25 / • ft	$1,265.00	$0.00	$1,265.00
	Access Road Gate Emergency Access	2	$1,500.00 ea	$3,000.00	$2,100.00	$900.00
			La Costa Circle Sub Total =	$150,597.50	$99,182.00	$51,415.50
Sawgrass Court	Paving 1 1/2 inch AC Overlay	4810 • ft	$1.25 / • ft	$6,012.50	$4,466.43	$1,546.07
	PCC Rolled Curbs with Gutters	230 lf	$18.00 / lf	$4,140.00	$2,898.00	$1,242.00
	PCC Curbs	70 lf	$7.00 / lf	$490.00	$343.00	$147.00
	PCC Valley Gutters	80 • ft	$6.00 / • ft	$480.00	$336.00	$144.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$25.00	$225.00
	Back Flow Preventer Rebuild	2	$250.00 ea	$500.00	$150.00	$350.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			Sawgrass Court Sub Total =	$11,872.50	$8,218.43	$3,654.07
Sawgrass Lane	Paving 1 1/2 inch AC Overlay	73440 • ft	$1.25 / • ft	$91,800.00	$58,752.00	$33,048.00
	PCC Rolled Curbs with Gutters	2180 lf	$18.00 / lf	$39,240.00	$27,468.00	$11,772.00
	PCC Curbs	1340 lf	$7.00 / lf	$9,380.00	$6,566.00	$2,814.00
	PCC Apron	120 • ft	$6.00 / • ft	$720.00	$504.00	$216.00
	PCC Valley Gutters	670 • ft	$6.00 / • ft	$4,020.00	$2,814.00	$1,206.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$1,050.00	$450.00
	Lighting Site Overhead Rewiring	2	$500.00 ea	$1,000.00	$525.00	$475.00
	Sprinkler Timing Station	1	$250.00 ea	$250.00	$25.00	$225.00
	Back Flow Preventer Rebuild	1	$250.00 ea	$250.00	$75.00	$175.00
	Fire Hydrant Rebuild	3	$3,000.00 ea	$9,000.00	$4,725.00	$4,275.00
			Sawgrass Lane Sub Total =	$157,160.00	$102,504.00	$54,656.00
Royal Troon Drive	Paving 1 1/2 inch AC Overlay	83160 • ft	$1.25 / • ft	$103,950.00	$66,528.00	$37,422.00
	PCC Rolled Curbs with Gutters	5940 lf	$18.00 / lf	$106,920.00	$74,844.00	$32,076.00
	PCC Mail Box Pad Large	2	$1,500.00 ea	$3,000.00	$2,100.00	$900.00
	Fire Hydrant Rebuild	5	$3,000.00 ea	$15,000.00	$7,875.00	$7,125.00
			Royal Troon Drive Sub Total =	$228,870.00	$151,347.00	$77,523.00
Dornoch Court	Paving 1 1/2 inch AC Overlay	6290 • ft	$1.25 / • ft	$7,862.50	$5,840.71	$2,021.79
	PCC Rolled Curbs with Gutters	310 lf	$18.00 / lf	$5,580.00	$3,906.00	$1,674.00
	PCC Apron	500 • ft	$6.00 / • ft	$3,000.00	$2,100.00	$900.00
			Dornoch Court Sub Total =	$16,442.50	$11,846.71	$4,595.79
Birkdale Court	Paving 1 1/2 inch AC Overlay	6450 • ft	$1.25 / • ft	$8,062.50	$5,989.29	$2,073.21
	PCC Rolled Curbs with Gutters	320 lf	$18.00 / lf	$5,760.00	$4,032.00	$1,728.00
	PCC Apron	590 • ft	$6.00 / • ft	$3,540.00	$2,478.00	$1,062.00
			Birkdale Court Sub Total =	$17,362.50	$12,499.29	$4,863.21
La Quinta Court	Paving 1 1/2 inch AC Overlay	7410 • ft	$1.25 / • ft	$9,262.50	$6,880.71	$2,381.79
	PCC Rolled Curbs with Gutters	380 lf	$18.00 / lf	$6,840.00	$4,788.00	$2,052.00
	PCC Apron	590 • ft	$6.00 / • ft	$3,540.00	$2,478.00	$1,062.00
			La Quinta Court Sub Total =	$19,642.50	$14,146.71	$5,495.79
Champions Drive	Paving 1 1/2 inch AC Overlay	26290 • ft	$1.25 / • ft	$32,862.50	$24,412.14	$8,450.36
	PCC Rolled Curbs with Gutters	1560 lf	$18.00 / lf	$28,080.00	$19,656.00	$8,424.00
	Tubular Steel 4 ft Gate	2	$750.00 ea	$1,500.00	$825.00	$675.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Champions Drive	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$3,150.00	$2,850.00
			Champions Drive Sub Total =	$68,442.50	$48,043.14	$20,399.36
Torrey Pines	Paving 1 1/2 inch AC Overlay	25440 • ft	$1.25 / • ft	$31,800.00	$23,622.86	$8,177.14
	PCC Rolled Curbs with Gutters	1590 lf	$18.00 / lf	$28,620.00	$20,034.00	$8,586.00
	PCC Apron	490 • ft	$6.00 / • ft	$2,940.00	$2,058.00	$882.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,575.00	$1,425.00
			Torrey Pines Sub Total =	$66,360.00	$47,289.86	$19,070.14
Stonehaven Court	Paving 1 1/2 inch AC Overlay	89170 • ft	$1.25 / • ft	$111,462.50	$82,800.71	$28,661.79
	PCC Rolled Curbs with Gutters	5170 lf	$18.00 / lf	$93,060.00	$65,142.00	$27,918.00
	PCC Curbs	300 lf	$7.00 / lf	$2,100.00	$1,470.00	$630.00
	PCC Mail Box Pad Large	2	$1,500.00 ea	$3,000.00	$2,100.00	$900.00
	Back Flow Preventer Rebuild	2	$250.00 ea	$500.00	$150.00	$350.00
	Fire Hydrant Rebuild	4	$3,000.00 ea	$12,000.00	$6,300.00	$5,700.00
			Stonehaven Court Sub Total =	$222,122.50	$157,962.71	$64,159.79
Grayhawk Drive	Paving 1 1/2 inch AC Overlay	79540 • ft	$1.25 / • ft	$99,425.00	$63,632.00	$35,793.00
	PCC Rolled Curbs with Gutters	4750 lf	$18.00 / lf	$85,500.00	$59,850.00	$25,650.00
	PCC Apron	500 • ft	$6.00 / • ft	$3,000.00	$2,100.00	$900.00
	PCC Mail Box Pad Large	1	$1,500.00 ea	$1,500.00	$1,050.00	$450.00
	Tubular Steel 6 ft Fencing Powder Coated with Gate	1	$5,200.00 ea	$5,200.00	$4,160.00	$1,040.00
	Fire Hydrant Rebuild	4	$3,000.00 ea	$12,000.00	$6,300.00	$5,700.00
			Grayhawk Drive Sub Total =	$206,625.00	$137,092.00	$69,533.00
Grayhawk Court	Paving 1 1/2 inch AC Overlay	4620 • ft	$1.25 / • ft	$5,775.00	$4,290.00	$1,485.00
	PCC Rolled Curbs with Gutters	180 lf	$18.00 / lf	$3,240.00	$2,268.00	$972.00
	PCC Apron	800 • ft	$6.00 / • ft	$4,800.00	$3,360.00	$1,440.00
			Grayhawk Court Sub Total =	$13,815.00	$9,918.00	$3,897.00
Lytham Court	Paving 1 1/2 inch AC Overlay	4620 • ft	$1.25 / • ft	$5,775.00	$4,290.00	$1,485.00
	PCC Rolled Curbs with Gutters	180 lf	$18.00 / lf	$3,240.00	$2,268.00	$972.00
	PCC Apron	800 • ft	$6.00 / • ft	$4,800.00	$3,360.00	$1,440.00
			Lytham Court Sub Total =	$13,815.00	$9,918.00	$3,897.00
St Georges Court	Paving 1 1/2 inch AC Overlay	8230 • ft	$1.25 / • ft	$10,287.50	$7,642.14	$2,645.36
	PCC Rolled Curbs with Gutters	400 lf	$18.00 / lf	$7,200.00	$5,040.00	$2,160.00
	PCC Apron	520 • ft	$6.00 / • ft	$3,120.00	$2,184.00	$936.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
			St Georges Court Sub Total =	$20,607.50	$14,866.14	$5,741.36
Lahinch Court	Paving 1 1/2 inch AC Overlay	11730 • ft	$1.25 / • ft	$14,662.50	$10,892.14	$3,770.36
	PCC Rolled Curbs with Gutters	650 lf	$18.00 / lf	$11,700.00	$8,190.00	$3,510.00
			Lahinch Court Sub Total =	$26,362.50	$19,082.14	$7,280.36
Portrush Court	Paving 1 1/2 inch AC Overlay	15250 • ft	$1.25 / • ft	$19,062.50	$14,160.71	$4,901.79
	PCC Rolled Curbs with Gutters	870 lf	$18.00 / lf	$15,660.00	$10,962.00	$4,698.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,575.00	$1,425.00
			Portrush Court Sub Total =	$37,722.50	$26,697.71	$11,024.79
Turnberry Court	Paving 1 1/2 inch AC Overlay	17880 • ft	$1.25 / • ft	$22,350.00	$14,304.00	$8,046.00
	PCC Rolled Curbs with Gutters	1040 lf	$18.00 / lf	$18,720.00	$13,104.00	$5,616.00
			Turnberry Court Sub Total =	$41,070.00	$27,408.00	$13,662.00
Ballybunion Drive	Paving 1 1/2 inch AC Overlay	36980 • ft	$1.25 / • ft	$46,225.00	$29,584.00	$16,641.00
	PCC Rolled Curbs with Gutters	2230 lf	$18.00 / lf	$40,140.00	$28,098.00	$12,042.00
	Tubular Steel 6 ft Fencing Powder Coated with Gate	1	$6,200.00 ea	$6,200.00	$4,960.00	$1,240.00
	Fire Hydrant Rebuild	3	$3,000.00 ea	$9,000.00	$4,725.00	$4,275.00
	Access Road Paving 1 1/2 inch Overlay	600 • ft	$1.25 / • ft	$750.00	$480.00	$270.00
	Access Road Slurry Seal	600 • ft	$0.25 / • ft	$150.00	$0.00	$150.00
			Ballybunion Drive Sub Total =	$102,465.00	$67,847.00	$34,618.00
Gullane Court	Paving 1 1/2 inch AC Overlay	5810 • ft	$1.25 / • ft	$7,262.50	$5,395.00	$1,867.50
	PCC Rolled Curbs with Gutters	280 lf	$18.00 / lf	$5,040.00	$3,528.00	$1,512.00
			Gullane Court Sub Total =	$12,302.50	$8,923.00	$3,379.50
Ballybunion Court	Paving 1 1/2 inch AC Overlay	5880 • ft	$1.25 / • ft	$7,350.00	$5,460.00	$1,890.00
	PCC Rolled Curbs with Gutters	290 lf	$18.00 / lf	$5,220.00	$3,654.00	$1,566.00
			Ballybunion Court Sub Total =	$12,570.00	$9,114.00	$3,456.00
Landscaping	Landscaping Renovation	1	$10,000.00 ea	$10,000.00	$0.00	$10,000.00
Block Walls	Block Wall Repairs	1	$5,000.00 ea	$5,000.00	$3,000.00	$2,000.00
Street Signs and Stop Signs	Street Signs and Stop Signs Repairs	1	$16,000.00 ea	$16,000.00	$14,400.00	$1,600.00
Street Treatments	Slurry Seal	1	$227,860.00 ea	$227,860.00	$136,716.00	$91,144.00

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Street Treatments	Paving Cut and Patch	1	$370,000.00 ea	$370,000.00	$222,000.00	$148,000.00
	Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	1	$6,995.00 ea	$6,995.00	$4,663.33	$2,331.67
	Paving Transverse Crackfill	1	$24,270.00 ea	$24,270.00	$12,135.00	$12,135.00
	Paving Crackfill Curb and Gutter Joints	1	$66,260.00 ea	$66,260.00	$0.00	$66,260.00
	Paving Speed Control Bump	4	$2,000.00 ea	$8,000.00	$7,360.00	$640.00
			Street Treatments Sub Total =	$703,385.00	$382,874.33	$320,510.67
Riviera Court The Gallery	Paving 1 1/2 inch Overlay	5920 • ft	$1.25 / • ft	$7,400.00	$5,497.14	$1,902.86
	PCC Rolled Curbs with Gutters	320 • ft	$18.00 / • ft	$5,760.00	$4,032.00	$1,728.00
	PCC Apron	420 • ft	$6.00 / • ft	$2,520.00	$1,764.00	$756.00
	Fire Hydrant Rebuild	1	$3,000.00 ea	$3,000.00	$1,575.00	$1,425.00
	Fire Hydrant Painting	1	$25.00 ea	$25.00	$0.00	$25.00
			Riviera Court The Gallery Sub Total =	$18,705.00	$12,868.14	$5,836.86
Cruden Bay Drive The Gallery	Paving 1 1/2 inch AC Overlay	44540 • ft	$1.25 / • ft	$55,675.00	$41,358.57	$14,316.43
	PCC Rolled Curbs with Gutters	2440 lf	$18.00 / lf	$43,920.00	$30,744.00	$13,176.00
	PCC Curbs	190 lf	$7.00 / lf	$1,330.00	$931.00	$399.00
	PCC Apron	740 • ft	$6.00 / • ft	$4,440.00	$3,108.00	$1,332.00
	PCC Swale	300 • ft	$6.00 / • ft	$1,800.00	$1,260.00	$540.00
	PCC Mail Box Pad Medium	1	$500.00 ea	$500.00	$350.00	$150.00
	PCC Mail Box Pad Small	1	$250.00 ea	$250.00	$175.00	$75.00
	Fire Hydrant Rebuild	2	$3,000.00 ea	$6,000.00	$3,150.00	$2,850.00
	Fire Hydrant Painting	2	$25.00 ea	$50.00	$0.00	$50.00
	Fencing Chain Link 6 ft	120 lf	$20.00 / lf	$2,400.00	$1,560.00	$840.00
	PCC V-Ditch	120 • ft	$0.00 / • ft	$0.01	$0.01	$0.00
	PCC Swale Extension	100 • ft	$0.00 / • ft	$0.01	$0.01	$0.00
			Cruden Bay Drive The Gallery Sub Total =	$116,365.02	$82,636.59	$33,728.43
Turnberry Court The Gallery	Paving 1 1/2 inch AC Overlay	7540 • ft	$1.25 / • ft	$9,425.00	$7,001.43	$2,423.57
	PCC Rolled Curbs with Gutters	210 lf	$18.00 / lf	$3,780.00	$2,646.00	$1,134.00
	PCC Curbs	140 lf	$7.00 / lf	$980.00	$686.00	$294.00
	PCC Apron	590 • ft	$6.00 / • ft	$3,540.00	$2,478.00	$1,062.00
			Turnberry Court The Gallery Sub Total =	$17,725.00	$12,811.43	$4,913.57
Wentworth Circle The Gallery	Paving 1 1/2 inch AC Overlay	2670 • ft	$1.25 / • ft	$3,337.50	$2,479.29	$858.21
	PCC Rolled Curbs with Gutters	160 lf	$18.00 / lf	$2,880.00	$2,016.00	$864.00
			Wentworth Circle The Gallery Sub Total =	$6,217.50	$4,495.29	$1,722.21

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Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Golf Course	Fencing Chain Link 6 ft	30 lf	$0.00 / lf	$0.00	$0.00	$0.00
	Golf Cart Crossing Signs	1	$4,000.00 ea	$4,000.00	$3,600.00	$400.00
			Golf Course Sub Total =	$4,000.00	$3,600.00	$400.00
Bayhill and Palmer Gates	Lighting at Gates	1	$27,000.00 ea	$27,000.00	$24,300.00	$2,700.00
	Monitor System	1	$45,300.00 ea	$45,300.00	$38,505.00	$6,795.00
	Annual Maintenance Contract	1	$4,000.00 ea	$4,000.00	$0.00	$4,000.00
	Backup Batteries	2	$300.00 ea	$600.00	$240.00	$360.00
	Click 2 Enter System	2	$3,450.00 ea	$6,900.00	$4,830.00	$2,070.00
			Bayhill and Palmer Gates Sub Total =	$83,800.00	$67,875.00	$15,925.00
Reserve Studies	Full New Reserve Study Estimate With a Site Visit	1	$3,000.00 ea	$3,000.00	$0.00	$3,000.00
	Annual Reserve Study FInancial Update	1	$800.00 ea	$800.00	$800.00	$0.00
			Reserve Studies Sub Total =	$3,800.00	$800.00	$3,000.00
Perimeter Fencing	Fence Wood Natural State	1	$239,417.46 ea	$239,417.46	$229,840.76	$9,576.70
			Totals =	$5,187,875.03	$3,118,394.42	$2,069,480.60

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study
Cash Flow Analysis

Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2021	$393,347	$192	$86,461	$58	$2,046,358	90.0%	$2,274,522
2022	$393,347	$223	$49,250	$67	$2,390,611	93.5%	$2,557,497
2023	$393,347	$257	$94,132	$77	$2,690,006	92.9%	$2,895,529
2024	$393,347	$287	$692,369	$86	$2,391,184	74.7%	$3,202,043
2025	$393,347	$257	$89,578	$77	$2,695,134	91.9%	$2,933,477
2026	$393,347	$288	$56,995	$86	$3,031,687	92.4%	$3,281,980
2027	$531,914	$328	$163,285	$98	$3,400,545	92.4%	$3,678,441
2028	$531,914	$364	$54,643	$109	$3,878,071	97.4%	$3,982,666
2029	$531,914	$412	$825,854	$124	$3,584,419	81.2%	$4,411,946
2030	$531,914	$383	$47,712	$115	$4,068,888	99.9%	$4,071,280
2031	$531,914	$431	$106,582	$129	$4,494,522	99.3%	$4,525,919
2032	$566,159	$475	$1,103,008	$143	$3,958,006	80.2%	$4,938,176
2033	$566,159	$422	$105,884	$127	$4,418,575	101.5%	$4,352,485
2034	$566,159	$468	$849,781	$140	$4,135,281	86.5%	$4,781,101
2035	$566,159	$439	$118,832	$132	$4,582,916	102.6%	$4,468,515
2036	$566,159	$484	$64,790	$145	$5,084,623	103.7%	$4,904,563
2037	$570,439	$535	$2,256,202	$160	$3,399,234	62.8%	$5,413,975
2038	$570,439	$366	$141,664	$110	$3,828,266	103.2%	$3,710,311
2039	$570,439	$409	$1,073,884	$123	$3,325,107	80.3%	$4,139,503
2040	$570,439	$359	$58,266	$108	$3,837,531	105.5%	$3,636,580
2041	$570,439	$410	$145,700	$123	$4,262,558	102.2%	$4,169,899
2042	$590,127	$453	$2,214,801	$136	$2,638,201	56.9%	$4,635,268
2043	$590,127	$291	$134,136	$87	$3,094,395	102.7%	$3,011,956
2044	$590,127	$336	$1,056,773	$101	$2,627,984	75.3%	$3,489,495
2045	$590,127	$290	$528,158	$87	$2,690,156	88.3%	$3,046,607
2046	$590,127	$296	$73,237	$89	$3,207,252	101.9%	$3,146,084
2047	$760,526	$356	$808,742	$107	$3,159,284	84.9%	$3,723,314
2048	$760,526	$351	$87,125	$105	$3,832,930	107.2%	$3,574,230
2049	$760,526	$418	$1,219,133	$125	$3,374,616	80.9%	$4,170,447
2050	$760,526	$372	$87,536	$112	$4,047,866	111.3%	$3,636,216
2051	$760,526	$440	$158,949	$132	$4,649,750	109.9%	$4,230,851
Totals :	**$17,455,902**	**$11,392**	**$14,553,464**	**$3,417**			

[1] Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study

Cash reserves have been set to a minimum of $0

Months Remaining in Calendar Year 2021: 12 Inflation = 2.00 % Interest = 0.01 %

Study Life = 30 years Initial Reserve Funds = $1,739,337.11 Final Reserve Value = $4,649,749.75

Annual Payments Held Constant for 5 years

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Reserve Assessment Summary

Projected Assessment by Month and by Calendar Year

Calendar Year	Member Monthly Reserve Assessment	Member Total Monthly Assessment	Member Total Annual Assessment	Monthly Reserve Assessment	Annual Reserve Assessment
2021	$39.78	$39.78	$477.36	$32,779	$393,347
2022	$39.78	$39.78	$477.36	$32,779	$393,347
2023	$39.78	$39.78	$477.36	$32,779	$393,347
2024	$39.78	$39.78	$477.36	$32,779	$393,347
2025	$39.78	$39.78	$477.36	$32,779	$393,347
2026	$39.78	$39.78	$477.36	$32,779	$393,347
2027	$53.79	$53.79	$645.53	$44,326	$531,914
2028	$53.79	$53.79	$645.53	$44,326	$531,914
2029	$53.79	$53.79	$645.53	$44,326	$531,914
2030	$53.79	$53.79	$645.53	$44,326	$531,914
2031	$53.79	$53.79	$645.53	$44,326	$531,914
2032	$57.26	$57.26	$687.09	$47,180	$566,159
2033	$57.26	$57.26	$687.09	$47,180	$566,159
2034	$57.26	$57.26	$687.09	$47,180	$566,159
2035	$57.26	$57.26	$687.09	$47,180	$566,159
2036	$57.26	$57.26	$687.09	$47,180	$566,159
2037	$57.69	$57.69	$692.28	$47,537	$570,439
2038	$57.69	$57.69	$692.28	$47,537	$570,439
2039	$57.69	$57.69	$692.28	$47,537	$570,439
2040	$57.69	$57.69	$692.28	$47,537	$570,439
2041	$57.69	$57.69	$692.28	$47,537	$570,439
2042	$59.68	$59.68	$716.17	$49,177	$590,127
2043	$59.68	$59.68	$716.17	$49,177	$590,127
2044	$59.68	$59.68	$716.17	$49,177	$590,127
2045	$59.68	$59.68	$716.17	$49,177	$590,127
2046	$59.68	$59.68	$716.17	$49,177	$590,127
2047	$76.91	$76.91	$922.97	$63,377	$760,526
2048	$76.91	$76.91	$922.97	$63,377	$760,526
2049	$76.91	$76.91	$922.97	$63,377	$760,526
2050	$76.91	$76.91	$922.97	$63,377	$760,526
2051	$76.91	$76.91	$922.97	$63,377	$760,526

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.
Operations Payments Include an annual inflation factor of 2.00%
Number of Payment Months in Calendar Year 2021: 12
Number of Years of Constant Payments: 5
No of Assessed Members: 824

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study - Expenses by Item and by Calendar Year

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Reserve Category : Bayhill Drive Entry																		
Paving 1 1/2 inch AC Overlay												$15,331						
PCC Apron												$8,694						
PCC Curbs																	$3,933	
PCC Curbs with Gutters																	$8,638	
PCC Sidewalks																	$20,226	
PCC Pavers																	$5,393	
PCC Boarder Around Pavers												$3,050						
Gate Key Pad		$1,561										$1,906						
Gate Metal																	$8,427	
Gate Motor							$23,003											
Gate Loops																		
Gate Pedestrian																	$1,405	
Gate Pedestrian Key Pad		$1,041										$1,271						
Block Wall																	$27,389	
Back Flow Preventer Rebuild							$1,725											
Guard House Roof Metal																		
Guard House Stain Exterior				$1,083					$1,197					$1,323				
Guard House Lighting Exterior							$345											
Guard House Electric Panel																$2,065		
Guard House Interior Remodel							$1,150											
Guard House Sprinkler Timing Station		$260										$318						
PCC Pavers at Pedistrian Gates																	$2,135	
Tubular Steel 6 ft Fencing																	$4,635	
Fence and Gates Painting		$2,082							$2,394							$2,754		
Pillars Rock Repairs																	$8,427	
Fire Hydrant Rebuild																	$4,214	
Gate Chassis							$575										$702	
Category Subtotal :		$4,944		$1,083			$26,798		$3,591			$30,570		$1,323		$4,819	$95,524	
Reserve Category : Bayhill Circle																		
Paving 1 1/2 inch AC Overlay												$289,056						

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
PCC Rolled Curbs with Gutters																	*$187,845*	
PCC Sidewalks												*$22,420*						
PCC Mail Box Pad Large												*$1,906*						
PCC Mail Box Pad Medium												*$1,271*						
PCC Mail Box Pad Small												*$953*						
Lighting Site Overhead Rewiring																	*$5,618*	
Fire Hydrant Rebuild																	*$21,068*	
Category Subtotal :												$315,606					$214,531	
Reserve Category : Augusta Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$47,783*	
PCC Curbs																	*$1,868*	
PCC Mail Box Pad Small												*$318*						
Sprinkler Timing Station		*$260*										*$318*						
Back Flow Preventer Rebuild							*$288*											
Lighting Site Overhead Rewiring																	*$3,511*	
Fire Hydrant Rebuild																	*$8,427*	
Category Subtotal :		$260					$288					$636					$61,589	
Reserve Category : Glen Eagles Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$30,085*	
PCC Curbs																	*$2,458*	
PCC Valley Gutters																	*$2,612*	
Sprinkler Timing Station		*$260*										*$318*						
Back Flow Preventer Rebuild							*$288*											
Lighting Site Overhead Rewiring																	*$702*	
Fire Hydrant Rebuild																	*$4,214*	
Category Subtotal :		$260					$288					$318					$40,071	

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Reserve Category : Pebble Beach Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$33,372*	
PCC Curbs																	*$1,966*	
PCC Valley Gutters							*$1,311*											
Back Flow Preventer Rebuild							*$288*											
Lighting Site Overhead Rewiring																	*$702*	
Fire Hydrant Rebuild																	*$8,427*	
Category Subtotal :							$1,599										$44,467	
Reserve Category : Doral Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$8,090*	
PCC Curbs																	*$1,966*	
PCC Valley Gutters																	*$1,517*	
Category Subtotal :																	$11,573	
Reserve Category : Riviera Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$3,792*	
Category Subtotal :																	$3,792	
Reserve Category : Cypress Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$7,079*	
Category Subtotal :																	$7,079	
Reserve Category : Spyglass Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$5,056*	
PCC Curbs																	*$1,868*	
Sprinkler Timing Station				*$271*										*$331*				

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Back Flow Preventer Rebuild							*$288*											
Lighting Site Overhead Rewiring																	*$702*	
Fire Hydrant Rebuild																	*$4,214*	
Category Subtotal :				$271			$288							$331			$11,840	
Reserve Category : St Andrews Drive																		
Paving 1 1/2 inch AC Overlay												*$220,708*						
PCC Rolled Curbs with Gutters																	*$226,020*	
PCC Apron																	*$4,382*	
PCC Sidewalks												*$56,585*						
PCC Mail Box Pad Large												*$1,906*						
Fire Hydrant Rebuild																	*$37,923*	
Category Subtotal :												$279,199					$268,325	
Reserve Category : Kingsbarn Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$15,928*	
PCC Apron																	*$5,056*	
Category Subtotal :																	$20,984	
Reserve Category : Carnoustie Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$39,440*	
Fire Hydrant Rebuild																	*$4,214*	
Category Subtotal :																	$43,654	
Reserve Category : Prestwick Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$6,320*	
PCC Apron																		
Category Subtotal :																	$6,320	

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Reserve Category : Murfield Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$12,641*	
PCC Apron																		
Category Subtotal :																	$12,641	
Reserve Category : Canterbury Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$21,995*	
Fire Hydrant Rebuild																	*$4,214*	
Category Subtotal :																	$26,209	
Reserve Category : Cypress Point																		
Paving 1 1/2 inch AC Overlay												*$66,552*						
PCC Rolled Curbs with Gutters																	*$187,086*	
PCC Curbs																	*$5,702*	
PCC Mail Box Pad Large												*$1,906*						
Fire Hydrant Rebuild																	*$16,855*	
Category Subtotal :												$68,458					$209,643	
Reserve Category : Inverness Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$22,501*	
Fire Hydrant Rebuild																	*$4,214*	
Category Subtotal :																	$26,715	
Reserve Category : Poppy Hill Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$8,090*	
Category Subtotal :																	$8,090	
Reserve Category : Lakeview Drive																		
Paving 1 1/2 inch AC Overlay												*$123,795*						

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
PCC Rolled Curbs with Gutters																	*$48,794*	
PCC Curbs Gutters																	*$43,611*	
PCC Curbs																	*$3,834*	
PCC Apron																	*$5,056*	
PCC Sidewalks																	*$14,495*	
PCC Mail Box Pad Large																	*$2,107*	
PCC Mail Box Pad Small																	*$351*	
Tubular Steel 4 ft Fencing							*$3,450*											
Fire Hydrant Rebuild																	*$21,068*	
Category Subtotal :							$3,450					$123,795					$139,316	
Reserve Category : Moore Avenue																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																	*$15,928*	
PCC Apron																		
Category Subtotal :																	$15,928	
Reserve Category : Palmer Drive Entry																		
Paving 1 1/2 inch AC Overlay												*$10,390*						
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Sidewalks																		
PCC Apron												*$8,312*						
Gate Key Pad		*$1,561*										*$1,906*						
Gate Metal												*$10,168*						
Pillars Rock Repairs																	*$18,961*	
Tubular Steel 6 ft Fencing												*$10,676*						
Fence and Gates Painting							*$3,703*							*$4,259*				
Gate Motor							*$23,003*											
Gate Chassis							*$575*										*$702*	
Gate Loops																		
Block Wall																		
PCC Landscaping Boarder																	*$716*	

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Back Flow Preventer Rebuild							*$288*											
Guard House Roof Tile																		
Guard House Paint Exterior				*$1,083*					*$1,197*					*$1,323*				
Guard House PCC Pad																	*$1,475*	
Guard House Electric Panel																		
Guard House Interior Remodel							*$1,150*											
Guard House Sprinkler Timing Station		*$260*										*$318*						
Category Subtotal :		$1,821		$1,083			$28,719		$1,197			$41,770		$5,582			$21,854	
Reserve Category : Palmer Drive																		
Paving 1 1/2 inch AC Overlay												*$180,608*						
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Valley Gutter																	*$1,685*	
PCC Landscaping Boarder																	*$253*	
Electric Panel																		
Sprinkler Timing Station		*$781*										*$953*						
Back Flow Preventer Rebuild							*$863*											
Category Subtotal :		$781					$863					$181,561					$1,938	
Reserve Category : La Costa Avenue																		
Paving 1 1/2 inch AC Overlay																	*$213,773*	
PCC Rolled Curbs with Gutters																		
PCC Curbs with Gutters																		
PCC Curbs																		
PCC Valley Gutters																		
PCC Mail Box Pad Large																		
Lighting Site Overhead Rewiring																		
Back Flow Preventer Rebuild							*$575*											
Fire Hydrant Rebuild																		
Category Subtotal :							$575										$213,773	

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*
Reserve Category : La Costa Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Apron																		
PCC Valley Gutters																		
Category Subtotal :																		
Reserve Category : La Costa Circle																		
Paving 1 1/2 inch AC Overlay																	*$92,613*	
PCC Rolled Curbs with Gutters																		
PCC Curbs with Gutters																		
PCC Curbs																		
Fire Hydrant Rebuild																		
Access Road Paving 1 1/2 inch Overlay																	*$8,884*	
Access Road Slurry Seal	*$1,291*					*$1,426*					*$1,576*					*$1,742*		
Access Road Gate Emergency Access																		
Category Subtotal :	$1,291					$1,426					$1,576					$1,742	$101,497	
Reserve Category : Sawgrass Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Valley Gutters																		
Sprinkler Timing Station		*$260*										*$318*						
Back Flow Preventer Rebuild							*$575*											
Category Subtotal :		$260					$575					$318						
Reserve Category : Sawgrass Lane																		
Paving 1 1/2 inch AC Overlay																	*$128,938*	
PCC Rolled Curbs with Gutters																		

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
PCC Curbs																		
PCC Apron																		
PCC Valley Gutters																		
PCC Mail Box Pad Large																		
Lighting Site Overhead Rewiring																		
Sprinkler Timing Station		*$260*										*$318*						
Back Flow Preventer Rebuild							*$288*											
Fire Hydrant Rebuild																		
Category Subtotal :		$260					$288					$318					$128,938	
Reserve Category : Royal Troon Drive																		
Paving 1 1/2 inch AC Overlay																	*$146,003*	
PCC Rolled Curbs with Gutters																		
PCC Mail Box Pad Large																		
Fire Hydrant Rebuild																		
Category Subtotal :																	$146,003	
Reserve Category : Dornoch Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		
Reserve Category : Birkdale Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		
Reserve Category : La Quinta Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*
Category Subtotal :																		
Reserve Category : Champions Drive																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
Tubular Steel 4 ft Gate												*$1,906*						
Fire Hydrant Rebuild																		
Category Subtotal :												$1,906						
Reserve Category : Torrey Pines																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Fire Hydrant Rebuild																		
Category Subtotal :																		
Reserve Category : Stonehaven Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Mail Box Pad Large																		
Back Flow Preventer Rebuild							*$575*											
Fire Hydrant Rebuild																		
Category Subtotal :							$575											
Reserve Category : Grayhawk Drive																		
Paving 1 1/2 inch AC Overlay																	*$139,647*	
PCC Rolled Curbs with Gutters																		
PCC Apron																		
PCC Mail Box Pad Large																		
Tubular Steel 6 ft Fencing Powder Coated with Gate																	*$7,304*	
Fire Hydrant Rebuild																		
Category Subtotal :																	$146,951	

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Reserve Category : Grayhawk Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		
Reserve Category : Lytham Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		
Reserve Category : St Georges Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Category Subtotal :																		
Reserve Category : Lahinch Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		
Reserve Category : Portrush Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
Fire Hydrant Rebuild																		
Category Subtotal :																		
Reserve Category : Turnberry Court																		
Paving 1 1/2 inch AC Overlay																	$31,392	
PCC Rolled Curbs with Gutters																		

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*	*2035*	*2036*	*2037*	*2038*
Category Subtotal :																	$31,392	
Reserve Category : Ballybunion Drive																		
Paving 1 1/2 inch AC Overlay																	*$64,925*	
PCC Rolled Curbs with Gutters																		
Tubular Steel 6 ft Fencing Powder Coated with Gate																	*$8,708*	
Fire Hydrant Rebuild																		
Access Road Paving 1 1/2 inch Overlay																	*$1,053*	
Access Road Slurry Seal	*$153*					*$169*					*$187*					*$207*		
Category Subtotal :	$153					$169					$187					$207	$74,686	
Reserve Category : Gullane Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		
Reserve Category : Ballybunion Court																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		
Reserve Category : Landscaping																		
Landscaping Renovation	*$10,202*	*$10,408*	*$10,618*	*$10,832*	*$11,051*	*$11,274*	*$11,501*	*$11,734*	*$11,970*	*$12,212*	*$12,458*	*$12,710*	*$12,966*	*$13,228*	*$13,495*	*$13,768*	*$14,046*	*$14,329*
Reserve Category : Block Walls																		
Block Wall Repairs							*$5,751*										*$7,023*	
Reserve Category : Street Signs and Stop Signs																		
Street Signs and Stop Signs Repairs																		
Reserve Category : Street Treatments																		
Slurry Seal				*$246,821*					*$272,757*					*$301,418*				
Paving Cut and Patch				*$400,790*					*$442,904*					*$489,444*				

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting			*$7,427*			*$7,886*			*$8,373*			*$8,891*			*$9,440*			*$10,023*
Paving Transverse Crackfill		*$25,260*		*$26,290*		*$27,362*		*$28,477*		*$29,639*		*$30,847*		*$32,105*		*$33,414*		*$34,776*
Paving Crackfill Curb and Gutter Joints	*$67,597*		*$70,354*		*$73,223*		*$76,208*		*$79,316*		*$82,550*		*$85,916*		*$89,419*		*$93,065*	
Paving Speed Control Bump																		
Category Subtotal :	$67,597	$25,260	$77,781	$673,901	$73,223	$35,248	$76,208	$28,477	$803,350	$29,639	$82,550	$39,738	$85,916	$822,967	$98,859	$33,414	$93,065	$44,799
Reserve Category : Riviera Court The Gallery																		
Paving 1 1/2 inch Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Apron																		
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$26*					*$28*					*$31*					*$34*		
Category Subtotal :	$26					$28					$31					$34		
Reserve Category : Cruden Bay Drive The Gallery																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Apron																		
PCC Swale																		
PCC Mail Box Pad Medium																		
PCC Mail Box Pad Small																		
Fire Hydrant Rebuild																		
Fire Hydrant Painting	*$51*					*$56*					*$62*					*$69*		
Fencing Chain Link 6 ft																		
PCC V-Ditch																		
PCC Swale Extension																		
Category Subtotal :	$51					$56					$62					$69		
Reserve Category : Turnberry Court The Gallery																		
Paving 1 1/2 inch AC Overlay																		

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
PCC Rolled Curbs with Gutters																		
PCC Curbs																		
PCC Apron																		
Category Subtotal :																		
Reserve Category : Wentworth Circle The Gallery																		
Paving 1 1/2 inch AC Overlay																		
PCC Rolled Curbs with Gutters																		
Category Subtotal :																		
Reserve Category : Golf Course																		
Fencing Chain Link 6 ft																		
Golf Cart Crossing Signs																		
Category Subtotal :																		
Reserve Category : Bayhill and Palmer Gates																		
Lighting at Gates																		
Monitor System																		$64,910
Annual Maintenance Contract	$4,081	$4,163	$4,247	$4,333	$4,420	$4,510	$4,601	$4,693	$4,788	$4,885	$4,983	$5,084	$5,187	$5,291	$5,398	$5,507	$5,618	$5,732
Backup Batteries			$637					$704					$778					$860
Click 2 Enter System								$8,096										$9,887
Category Subtotal :	$4,081	$4,163	$4,884	$4,333	$4,420	$4,510	$4,601	$13,493	$4,788	$4,885	$4,983	$5,084	$5,965	$5,291	$5,398	$5,507	$5,618	$81,389
Reserve Category : Reserve Studies																		
Full New Reserve Study Estimate With a Site Visit	$3,061					$3,382					$3,738					$4,130		
Annual Reserve Study FInancial Update		$833	$849	$867	$884	$902	$920	$939	$958	$977	$997	$1,017	$1,037	$1,058	$1,080	$1,101	$1,124	$1,146
Category Subtotal :	$3,061	$833	$849	$867	$884	$4,284	$920	$939	$958	$977	$4,735	$1,017	$1,037	$1,058	$1,080	$5,231	$1,124	$1,146
Reserve Category : Perimeter Fencing																		
Fence Wood Natural State																		
Expense Totals :	**$86,461**	**$49,250**	**$94,132**	**$692,369**	**$89,578**	**$56,995**	**$163,285**	**$54,643**	**$825,854**	**$47,712**	**$106,582**	**$1,103,008**	**$105,884**	**$849,781**	**$118,832**	**$64,790**	**$2,256,202**	**$141,664**

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserve Category : Bayhill Drive Entry													
Paving 1 1/2 inch AC Overlay													
PCC Apron													
PCC Curbs													
PCC Curbs with Gutters													
PCC Sidewalks													
PCC Pavers													
PCC Boarder Around Pavers													
Gate Key Pad				$2,328									
Gate Metal													
Gate Motor				$31,043									
Gate Loops	$5,993												
Gate Pedestrian													
Gate Pedestrian Key Pad				$1,552									
Block Wall													
Back Flow Preventer Rebuild									$2,573				
Guard House Roof Metal													
Guard House Stain Exterior	$1,462					$1,615					$1,785		
Guard House Lighting Exterior									$515				
Guard House Electric Panel													
Guard House Interior Remodel									$1,715				
Guard House Sprinkler Timing Station				$388									
PCC Pavers at Pedistrian Gates													
Tubular Steel 6 ft Fencing													
Fence and Gates Painting					$3,167							$3,642	
Pillars Rock Repairs													
Fire Hydrant Rebuild													
Gate Chassis									$858				
Category Subtotal :	$7,455			$35,311	$3,167	$1,615			$5,661		$1,785	$3,642	
Reserve Category : Bayhill Circle													
Paving 1 1/2 inch AC Overlay													

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
PCC Rolled Curbs with Gutters													
PCC Sidewalks													
PCC Mail Box Pad Large													
PCC Mail Box Pad Medium													
PCC Mail Box Pad Small													
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Category Subtotal :													
Reserve Category : Augusta Court													
Paving 1 1/2 inch AC Overlay				$67,731									
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Mail Box Pad Small													
Sprinkler Timing Station				$388									
Back Flow Preventer Rebuild									$429				
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Category Subtotal :				$68,119					$429				
Reserve Category : Glen Eagles Court													
Paving 1 1/2 inch AC Overlay				$47,961									
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Valley Gutters													
Sprinkler Timing Station				$388									
Back Flow Preventer Rebuild									$429				
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Category Subtotal :				$48,349					$429				

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserve Category : Pebble Beach Court													
Paving 1 1/2 inch AC Overlay				*$47,534*									
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Valley Gutters													
Back Flow Preventer Rebuild									*$429*				
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Category Subtotal :				$47,534					$429				
Reserve Category : Doral Court													
Paving 1 1/2 inch AC Overlay				*$13,445*									
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Valley Gutters													
Category Subtotal :				$13,445									
Reserve Category : Riviera Court													
Paving 1 1/2 inch AC Overlay				*$5,529*									
PCC Rolled Curbs with Gutters													
Category Subtotal :				$5,529									
Reserve Category : Cypress Court													
Paving 1 1/2 inch AC Overlay				*$13,736*									
PCC Rolled Curbs with Gutters													
Category Subtotal :				$13,736									
Reserve Category : Spyglass Court													
Paving 1 1/2 inch AC Overlay				*$8,149*									
PCC Rolled Curbs with Gutters													
PCC Curbs													
Sprinkler Timing Station						*$404*							

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Back Flow Preventer Rebuild									*$429*				
Lighting Site Overhead Rewiring													
Fire Hydrant Rebuild													
Category Subtotal :				$8,149		$404			$429				
Reserve Category : St Andrews Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Apron													
PCC Sidewalks													
PCC Mail Box Pad Large													
Fire Hydrant Rebuild													
Category Subtotal :													
Reserve Category : Kingsbarn Court													
Paving 1 1/2 inch AC Overlay				*$22,564*									
PCC Rolled Curbs with Gutters													
PCC Apron													
Category Subtotal :				$22,564									
Reserve Category : Carnoustie Court													
Paving 1 1/2 inch AC Overlay				*$51,027*									
PCC Rolled Curbs with Gutters													
Fire Hydrant Rebuild													
Category Subtotal :				$51,027									
Reserve Category : Prestwick Court													
Paving 1 1/2 inch AC Overlay				*$12,184*									
PCC Rolled Curbs with Gutters													
PCC Apron				*$6,705*									
Category Subtotal :				$18,889									

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserve Category : Murfield Court													
Paving 1 1/2 inch AC Overlay				$15,075									
PCC Rolled Curbs with Gutters													
PCC Apron				$4,936									
Category Subtotal :				$20,011									
Reserve Category : Canterbury Court													
Paving 1 1/2 inch AC Overlay				$23,903									
PCC Rolled Curbs with Gutters													
Fire Hydrant Rebuild													
Category Subtotal :				$23,903									
Reserve Category : Cypress Point													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters													
PCC Curbs													
PCC Mail Box Pad Large													
Fire Hydrant Rebuild													
Category Subtotal :													
Reserve Category : Inverness Court													
Paving 1 1/2 inch AC Overlay				$25,300									
PCC Rolled Curbs with Gutters													
Fire Hydrant Rebuild													
Category Subtotal :				$25,300									
Reserve Category : Poppy Hill Court													
Paving 1 1/2 inch AC Overlay				$11,350									
PCC Rolled Curbs with Gutters													
Category Subtotal :				$11,350									
Reserve Category : Lakeview Drive													
Paving 1 1/2 inch AC Overlay													

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
PCC Rolled Curbs with Gutters													
PCC Curbs Gutters													
PCC Curbs													
PCC Apron													
PCC Sidewalks													
PCC Mail Box Pad Large													
PCC Mail Box Pad Small													
Tubular Steel 4 ft Fencing									$5,146				
Fire Hydrant Rebuild													
Category Subtotal :									$5,146				
Reserve Category : Moore Avenue													
Paving 1 1/2 inch AC Overlay				$20,178									
PCC Rolled Curbs with Gutters													
PCC Apron				$5,588									
Category Subtotal :				$25,766									
Reserve Category : Palmer Drive Entry													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				$11,175									
PCC Curbs				$4,346									
PCC Sidewalks				$5,215									
PCC Apron													
Gate Key Pad				$2,328									
Gate Metal													
Pillars Rock Repairs													
Tubular Steel 6 ft Fencing													
Fence and Gates Painting			$4,899							$5,635			
Gate Motor				$31,043									
Gate Chassis									$858				
Gate Loops	$3,801												
Block Wall				$14,435									
PCC Landscaping Boarder													

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Back Flow Preventer Rebuild									*$429*				
Guard House Roof Tile											*$3,570*		
Guard House Paint Exterior	*$1,462*					*$1,615*					*$1,785*		
Guard House PCC Pad													
Guard House Electric Panel				*$2,328*									
Guard House Interior Remodel									*$1,715*				
Guard House Sprinkler Timing Station				*$388*									
Category Subtotal :	$5,263		$4,899	$71,258		$1,615			$3,002	$5,635	$5,355		
Reserve Category : Palmer Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$106,725*									
PCC Curbs				*$33,681*									
PCC Valley Gutter													
PCC Landscaping Boarder													
Electric Panel				*$2,328*									
Sprinkler Timing Station				*$1,164*									
Back Flow Preventer Rebuild									*$1,286*				
Category Subtotal :				$143,898					$1,286				
Reserve Category : La Costa Avenue													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$195,290*									
PCC Curbs with Gutters				*$3,725*									
PCC Curbs				*$1,847*									
PCC Valley Gutters				*$3,725*									
PCC Mail Box Pad Large				*$9,313*									
Lighting Site Overhead Rewiring				*$1,552*									
Back Flow Preventer Rebuild									*$858*				
Fire Hydrant Rebuild				*$23,282*									
Category Subtotal :				$238,734					$858				

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserve Category : La Costa Court													
Paving 1 1/2 inch AC Overlay									*$19,146*				
PCC Rolled Curbs with Gutters				*$13,690*									
PCC Curbs				*$1,956*									
PCC Apron				*$5,960*									
PCC Valley Gutters				*$4,098*									
Category Subtotal :				$25,704					$19,146				
Reserve Category : La Costa Circle													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$101,696*									
PCC Curbs with Gutters				*$2,328*									
PCC Curbs					*$1,663*								
Fire Hydrant Rebuild				*$9,313*									
Access Road Paving 1 1/2 inch Overlay													
Access Road Slurry Seal			*$1,925*					*$2,127*					*$2,350*
Access Road Gate Emergency Access				*$4,656*									
Category Subtotal :			$1,925	$117,993	$1,663			$2,127					$2,350
Reserve Category : Sawgrass Court													
Paving 1 1/2 inch AC Overlay									*$10,313*				
PCC Rolled Curbs with Gutters				*$6,426*									
PCC Curbs				*$761*									
PCC Valley Gutters				*$745*									
Sprinkler Timing Station				*$388*									
Back Flow Preventer Rebuild									*$858*				
Category Subtotal :				$8,320					$11,171				
Reserve Category : Sawgrass Lane													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$60,906*									

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
PCC Curbs				*$14,559*									
PCC Apron				*$1,118*									
PCC Valley Gutters				*$6,240*									
PCC Mail Box Pad Large				*$2,328*									
Lighting Site Overhead Rewiring				*$1,552*									
Sprinkler Timing Station				*$388*									
Back Flow Preventer Rebuild									*$429*				
Fire Hydrant Rebuild				*$13,969*									
Category Subtotal :				$101,060					$429				
Reserve Category : Royal Troon Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$165,955*									
PCC Mail Box Pad Large				*$4,656*									
Fire Hydrant Rebuild				*$23,282*									
Category Subtotal :				$193,893									
Reserve Category : Dornoch Court													
Paving 1 1/2 inch AC Overlay									*$13,486*				
PCC Rolled Curbs with Gutters				*$8,661*									
PCC Apron				*$4,656*									
Category Subtotal :				$13,317					$13,486				
Reserve Category : Birkdale Court													
Paving 1 1/2 inch AC Overlay									*$13,829*				
PCC Rolled Curbs with Gutters				*$8,940*									
PCC Apron				*$5,495*									
Category Subtotal :				$14,435					$13,829				
Reserve Category : La Quinta Court													
Paving 1 1/2 inch AC Overlay									*$15,887*				
PCC Rolled Curbs with Gutters				*$10,617*									
PCC Apron				*$5,495*									

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	*2051*
Category Subtotal :				$16,112					$15,887				
Reserve Category : Champions Drive													
Paving 1 1/2 inch AC Overlay									*$56,367*				
PCC Rolled Curbs with Gutters				*$43,584*									
Tubular Steel 4 ft Gate													
Fire Hydrant Rebuild				*$9,313*									
Category Subtotal :				$52,897					$56,367				
Reserve Category : Torrey Pines													
Paving 1 1/2 inch AC Overlay									*$54,544*				
PCC Rolled Curbs with Gutters				*$44,422*									
PCC Apron				*$4,563*									
Fire Hydrant Rebuild				*$4,656*									
Category Subtotal :				$53,641					$54,544				
Reserve Category : Stonehaven Court													
Paving 1 1/2 inch AC Overlay									*$191,184*				
PCC Rolled Curbs with Gutters				*$144,442*									
PCC Curbs				*$3,259*									
PCC Mail Box Pad Large				*$4,656*									
Back Flow Preventer Rebuild									*$858*				
Fire Hydrant Rebuild				*$18,626*									
Category Subtotal :				$170,983					$192,042				
Reserve Category : Grayhawk Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$132,708*									
PCC Apron				*$4,656*									
PCC Mail Box Pad Large				*$2,328*									
Tubular Steel 6 ft Fencing Powder Coated with Gate													
Fire Hydrant Rebuild				*$18,626*									
Category Subtotal :				$158,318									

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserve Category : Grayhawk Court													
Paving 1 1/2 inch AC Overlay									*$9,905*				
PCC Rolled Curbs with Gutters				*$5,029*									
PCC Apron				*$7,450*									
Category Subtotal :				$12,479					$9,905				
Reserve Category : Lytham Court													
Paving 1 1/2 inch AC Overlay									*$9,905*				
PCC Rolled Curbs with Gutters				*$5,029*									
PCC Apron				*$7,450*									
Category Subtotal :				$12,479					$9,905				
Reserve Category : St Georges Court													
Paving 1 1/2 inch AC Overlay									*$17,645*				
PCC Rolled Curbs with Gutters				*$11,175*									
PCC Apron				*$4,843*									
Category Subtotal :				$16,018					$17,645				
Reserve Category : Lahinch Court													
Paving 1 1/2 inch AC Overlay									*$25,150*				
PCC Rolled Curbs with Gutters				*$18,160*									
Category Subtotal :				$18,160					$25,150				
Reserve Category : Portrush Court													
Paving 1 1/2 inch AC Overlay									*$32,697*				
PCC Rolled Curbs with Gutters				*$24,306*									
Fire Hydrant Rebuild				*$4,656*									
Category Subtotal :				$28,962					$32,697				
Reserve Category : Turnberry Court													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$29,056*									

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	*2039*	*2040*	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	*2051*
Category Subtotal :				$29,056									
Reserve Category : Ballybunion Drive													
Paving 1 1/2 inch AC Overlay													
PCC Rolled Curbs with Gutters				*$62,303*									
Tubular Steel 6 ft Fencing Powder Coated with Gate													
Fire Hydrant Rebuild				*$13,969*									
Access Road Paving 1 1/2 inch Overlay													
Access Road Slurry Seal			*$228*					*$252*					*$279*
Category Subtotal :			$228	$76,272				$252					$279
Reserve Category : Gullane Court													
Paving 1 1/2 inch AC Overlay									*$12,457*				
PCC Rolled Curbs with Gutters				*$7,823*									
Category Subtotal :				$7,823					$12,457				
Reserve Category : Ballybunion Court													
Paving 1 1/2 inch AC Overlay									*$12,607*				
PCC Rolled Curbs with Gutters				*$8,102*									
Category Subtotal :				$8,102					$12,607				
Reserve Category : Landscaping													
Landscaping Renovation	*$14,618*	*$14,913*	*$15,214*	*$15,521*	*$15,835*	*$16,154*	*$16,480*	*$16,813*	*$17,152*	*$17,499*	*$17,852*	*$18,212*	*$18,580*
Reserve Category : Block Walls													
Block Wall Repairs									*$8,576*				
Reserve Category : Street Signs and Stop Signs													
Street Signs and Stop Signs Repairs	*$23,389*												
Reserve Category : Street Treatments													
Slurry Seal	*$333,091*					*$368,092*					*$406,770*		
Paving Cut and Patch	*$540,874*					*$597,709*					*$660,515*		

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting			*$10,642*			*$11,300*			*$11,998*			*$12,739*	
Paving Transverse Crackfill		*$36,195*		*$37,670*		*$39,206*		*$40,805*		*$42,469*		*$44,201*	
Paving Crackfill Curb and Gutter Joints	*$96,860*		*$100,810*		*$104,921*		*$109,199*		*$113,652*		*$118,286*		*$123,109*
Paving Speed Control Bump						*$12,923*							
Category Subtotal :	$970,825	$36,195	$111,452	$37,670	$104,921	$1,029,230	$109,199	$40,805	$125,650	$42,469	$1,185,571	$56,940	$123,109
Reserve Category : Riviera Court The Gallery													
Paving 1 1/2 inch Overlay									*$12,693*				
PCC Rolled Curbs with Gutters				*$8,940*									
PCC Apron				*$3,911*									
Fire Hydrant Rebuild				*$4,656*									
Fire Hydrant Painting			*$38*					*$42*					*$46*
Category Subtotal :			$38	$17,507				$42	$12,693				$46
Reserve Category : Cruden Bay Drive The Gallery													
Paving 1 1/2 inch AC Overlay									*$95,496*				
PCC Rolled Curbs with Gutters				*$68,170*									
PCC Curbs				*$2,064*									
PCC Apron				*$6,891*									
PCC Swale				*$2,794*									
PCC Mail Box Pad Medium				*$776*									
PCC Mail Box Pad Small				*$388*									
Fire Hydrant Rebuild				*$9,313*									
Fire Hydrant Painting			*$76*					*$84*					*$93*
Fencing Chain Link 6 ft									*$4,117*				
PCC V-Ditch													
PCC Swale Extension													
Category Subtotal :			$76	$90,396				$84	$99,613				$93
Reserve Category : Turnberry Court The Gallery													
Paving 1 1/2 inch AC Overlay									*$16,166*				

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Dayton Valley Community Association January 1 to September 4, 2021 Financial Update Funding Study Expenses by Calendar Year - Continued

Item Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
PCC Rolled Curbs with Gutters				*$5,867*									
PCC Curbs				*$1,521*									
PCC Apron				*$5,495*									
Category Subtotal :				$12,883					$16,166				
Reserve Category : Wentworth Circle The Gallery													
Paving 1 1/2 inch AC Overlay									*$5,725*				
PCC Rolled Curbs with Gutters				*$4,470*									
Category Subtotal :				$4,470					$5,725				
Reserve Category : Golf Course													
Fencing Chain Link 6 ft													
Golf Cart Crossing Signs	*$5,847*												
Category Subtotal :	$5,847												
Reserve Category : Bayhill and Palmer Gates													
Lighting at Gates	*$39,469*												
Monitor System													
Annual Maintenance Contract	*$5,847*	*$5,965*	*$6,086*	*$6,209*	*$6,334*	*$6,462*	*$6,592*	*$6,725*	*$6,861*	*$6,999*	*$7,141*	*$7,285*	*$7,432*
Backup Batteries					*$950*					*$1,050*			
Click 2 Enter System										*$12,074*			
Category Subtotal :	$45,316	$5,965	$6,086	$6,209	$7,284	$6,462	$6,592	$6,725	$6,861	$20,123	$7,141	$7,285	$7,432
Reserve Category : Reserve Studies													
Full New Reserve Study Estimate With a Site Visit			*$4,564*					*$5,044*					*$5,574*
Annual Reserve Study FInancial Update	*$1,169*	*$1,193*	*$1,217*	*$1,242*	*$1,267*	*$1,292*	*$1,318*	*$1,345*	*$1,372*	*$1,400*	*$1,428*	*$1,457*	*$1,486*
Category Subtotal :	$1,169	$1,193	$5,781	$1,242	$1,267	$1,292	$1,318	$6,389	$1,372	$1,400	$1,428	$1,457	$7,060
Reserve Category : Perimeter Fencing													
Fence Wood Natural State							*$394,568*						
Expense Totals :	***$1,073,884***	***$58,266***	***$145,700***	***$2,214,801***	***$134,136***	***$1,056,773***	***$528,158***	***$73,237***	***$808,742***	***$87,125***	***$1,219,133***	***$87,536***	***$158,949***

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September 14, 2020

Year	Category	Item Name	Expense
2021	La Costa Circle	Access Road Slurry Seal	$1,291
	Ballybunion Drive	Access Road Slurry Seal	$153
	Landscaping	Landscaping Renovation	$10,202
	Street Treatments	Paving Crackfill Curb and Gutter Joints	$67,597
	Riviera Court The Gallery	Fire Hydrant Painting	$26
	Cruden Bay Drive The Gallery	Fire Hydrant Painting	$51
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,081
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	$3,061
		2021 Annual Expense Total = $86,462	
2022	Bayhill Drive Entry	Gate Key Pad	$1,561
		Gate Pedestrian Key Pad	$1,041
		Guard House Sprinkler Timing Station	$260
		Fence and Gates Painting	$2,082
		Bayhill Drive Entry Subtotal = $4,944.00	
	Augusta Court	Sprinkler Timing Station	$260
	Glen Eagles Court	Sprinkler Timing Station	$260
	Palmer Drive Entry	Gate Key Pad	$1,561
		Guard House Sprinkler Timing Station	$260
		Palmer Drive Entry Subtotal = $1,821.00	
	Palmer Drive	Sprinkler Timing Station	$781
	Sawgrass Court	Sprinkler Timing Station	$260
	Sawgrass Lane	Sprinkler Timing Station	$260
	Landscaping	Landscaping Renovation	$10,408
	Street Treatments	Paving Transverse Crackfill	$25,260
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,163
	Reserve Studies	Annual Reserve Study FInancial Update	$833
		2022 Annual Expense Total = $49,250	
2023	Landscaping	Landscaping Renovation	$10,618

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Year	Category	Item Name	Expense
2023	Street Treatments	Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	$7,427
		Paving Crackfill Curb and Gutter Joints	$70,354
		Street Treatments Subtotal = $77,781.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,247
		Backup Batteries	$637
		Bayhill and Palmer Gates Subtotal = $4,884.00	
	Reserve Studies	Annual Reserve Study FInancial Update	$849
		2023 Annual Expense Total = $94,132	
2024	Bayhill Drive Entry	Guard House Stain Exterior	$1,083
	Spyglass Court	Sprinkler Timing Station	$271
	Palmer Drive Entry	Guard House Paint Exterior	$1,083
	Landscaping	Landscaping Renovation	$10,832
	Street Treatments	Slurry Seal	$246,821
		Paving Cut and Patch	$400,790
		Paving Transverse Crackfill	$26,290
		Street Treatments Subtotal = $673,901.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,333
	Reserve Studies	Annual Reserve Study FInancial Update	$867
		2024 Annual Expense Total = $692,370	
2025	Landscaping	Landscaping Renovation	$11,051
	Street Treatments	Paving Crackfill Curb and Gutter Joints	$73,223
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,420
	Reserve Studies	Annual Reserve Study FInancial Update	$884
		2025 Annual Expense Total = $89,578	
2026	La Costa Circle	Access Road Slurry Seal	$1,426
	Ballybunion Drive	Access Road Slurry Seal	$169
	Landscaping	Landscaping Renovation	$11,274
	Street Treatments	Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	$7,886
		Paving Transverse Crackfill	$27,362
		Street Treatments Subtotal = $35,248.00	
	Riviera Court The Gallery	Fire Hydrant Painting	$28
	Cruden Bay Drive The Gallery	Fire Hydrant Painting	$56
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,510
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	$3,382
		Annual Reserve Study FInancial Update	$902

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Year	Category	Item Name	Expense
		Reserve Studies Subtotal = $4,284.00	
			2026 Annual Expense Total = $56,995
2027	*Bayhill Drive Entry*	Gate Motor	$23,003
		Back Flow Preventer Rebuild	$1,725
		Guard House Lighting Exterior	$345
		Guard House Interior Remodel	$1,150
		Gate Chassis	$575
		Bayhill Drive Entry Subtotal = $26,798.00	
	Augusta Court	Back Flow Preventer Rebuild	$288
	Glen Eagles Court	Back Flow Preventer Rebuild	$288
	Pebble Beach Court	PCC Valley Gutters	$1,311
		Back Flow Preventer Rebuild	$288
		Pebble Beach Court Subtotal = $1,599.00	
	Spyglass Court	Back Flow Preventer Rebuild	$288
	Lakeview Drive	Tubular Steel 4 ft Fencing	$3,450
	Palmer Drive Entry	Fence and Gates Painting	$3,703
		Gate Motor	$23,003
		Gate Chassis	$575
		Back Flow Preventer Rebuild	$288
		Guard House Interior Remodel	$1,150
		Palmer Drive Entry Subtotal = $28,719.00	
	Palmer Drive	Back Flow Preventer Rebuild	$863
	La Costa Avenue	Back Flow Preventer Rebuild	$575
	Sawgrass Court	Back Flow Preventer Rebuild	$575
	Sawgrass Lane	Back Flow Preventer Rebuild	$288
	Stonehaven Court	Back Flow Preventer Rebuild	$575
	Landscaping	Landscaping Renovation	$11,501
	Block Walls	Block Wall Repairs	$5,751
	Street Treatments	Paving Crackfill Curb and Gutter Joints	$76,208
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,601
	Reserve Studies	Annual Reserve Study FInancial Update	$920
			2027 Annual Expense Total = $163,287
2028	*Landscaping*	Landscaping Renovation	$11,734
	Street Treatments	Paving Transverse Crackfill	$28,477
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,693
		Backup Batteries	$704
		Click 2 Enter System	$8,096

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Year	Category	Item Name	Expense
		Bayhill and Palmer Gates Subtotal = $13,493.00	
	Reserve Studies	Annual Reserve Study FInancial Update	$939
			2028 Annual Expense Total = $54,643
2029	*Bayhill Drive Entry*	Guard House Stain Exterior	$1,197
		Fence and Gates Painting	$2,394
		Bayhill Drive Entry Subtotal = $3,591.00	
	Palmer Drive Entry	Guard House Paint Exterior	$1,197
	Landscaping	Landscaping Renovation	$11,970
	Street Treatments	Slurry Seal	$272,757
		Paving Cut and Patch	$442,904
		Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	$8,373
		Paving Crackfill Curb and Gutter Joints	$79,316
		Street Treatments Subtotal = $803,350.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,788
	Reserve Studies	Annual Reserve Study FInancial Update	$958
			2029 Annual Expense Total = $825,854
2030	*Landscaping*	Landscaping Renovation	$12,212
	Street Treatments	Paving Transverse Crackfill	$29,639
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,885
	Reserve Studies	Annual Reserve Study FInancial Update	$977
			2030 Annual Expense Total = $47,713
2031	*La Costa Circle*	Access Road Slurry Seal	$1,576
	Ballybunion Drive	Access Road Slurry Seal	$187
	Landscaping	Landscaping Renovation	$12,458
	Street Treatments	Paving Crackfill Curb and Gutter Joints	$82,550
	Riviera Court The Gallery	Fire Hydrant Painting	$31
	Cruden Bay Drive The Gallery	Fire Hydrant Painting	$62
	Bayhill and Palmer Gates	Annual Maintenance Contract	$4,983
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	$3,738
		Annual Reserve Study FInancial Update	$997
		Reserve Studies Subtotal = $4,735.00	
			2031 Annual Expense Total = $106,582
2032	*Bayhill Drive Entry*	Paving 1 1/2 inch AC Overlay	$15,331
		PCC Apron	$8,694
		PCC Boarder Around Pavers	$3,050

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Year	Category	Item Name	Expense
2032	*Bayhill Drive Entry*	Gate Key Pad	$1,906
		Gate Pedestrian Key Pad	$1,271
		Guard House Sprinkler Timing Station	$318
		Bayhill Drive Entry Subtotal = $30,570.00	
	Bayhill Circle	Paving 1 1/2 inch AC Overlay	$289,056
		PCC Sidewalks	$22,420
		PCC Mail Box Pad Large	$1,906
		PCC Mail Box Pad Medium	$1,271
		PCC Mail Box Pad Small	$953
		Bayhill Circle Subtotal = $315,606.00	
	Augusta Court	PCC Mail Box Pad Small	$318
		Sprinkler Timing Station	$318
		Augusta Court Subtotal = $636.00	
	Glen Eagles Court	Sprinkler Timing Station	$318
	St Andrews Drive	Paving 1 1/2 inch AC Overlay	$220,708
		PCC Sidewalks	$56,585
		PCC Mail Box Pad Large	$1,906
		St Andrews Drive Subtotal = $279,199.00	
	Cypress Point	Paving 1 1/2 inch AC Overlay	$66,552
		PCC Mail Box Pad Large	$1,906
		Cypress Point Subtotal = $68,458.00	
	Lakeview Drive	Paving 1 1/2 inch AC Overlay	$123,795
	Palmer Drive Entry	Paving 1 1/2 inch AC Overlay	$10,390
		PCC Apron	$8,312
		Gate Key Pad	$1,906
		Gate Metal	$10,168
		Tubular Steel 6 ft Fencing	$10,676
		Guard House Sprinkler Timing Station	$318
		Palmer Drive Entry Subtotal = $41,770.00	
	Palmer Drive	Paving 1 1/2 inch AC Overlay	$180,608
		Sprinkler Timing Station	$953
		Palmer Drive Subtotal = $181,561.00	
	Sawgrass Court	Sprinkler Timing Station	$318
	Sawgrass Lane	Sprinkler Timing Station	$318
	Champions Drive	Tubular Steel 4 ft Gate	$1,906
	Landscaping	Landscaping Renovation	$12,710
	Street Treatments	Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	$8,891

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Year	Category	Item Name	Expense
2032	*Street Treatments*	Paving Transverse Crackfill	$30,847
		Street Treatments Subtotal = $39,738.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$5,084
	Reserve Studies	Annual Reserve Study FInancial Update	$1,017
		2032 Annual Expense Total = $1,103,004	
2033	*Landscaping*	Landscaping Renovation	$12,966
	Street Treatments	Paving Crackfill Curb and Gutter Joints	$85,916
	Bayhill and Palmer Gates	Annual Maintenance Contract	$5,187
		Backup Batteries	$778
		Bayhill and Palmer Gates Subtotal = $5,965.00	
	Reserve Studies	Annual Reserve Study FInancial Update	$1,037
		2033 Annual Expense Total = $105,884	
2034	*Bayhill Drive Entry*	Guard House Stain Exterior	$1,323
	Spyglass Court	Sprinkler Timing Station	$331
	Palmer Drive Entry	Fence and Gates Painting	$4,259
		Guard House Paint Exterior	$1,323
		Palmer Drive Entry Subtotal = $5,582.00	
	Landscaping	Landscaping Renovation	$13,228
	Street Treatments	Slurry Seal	$301,418
		Paving Cut and Patch	$489,444
		Paving Transverse Crackfill	$32,105
		Street Treatments Subtotal = $822,967.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$5,291
	Reserve Studies	Annual Reserve Study FInancial Update	$1,058
		2034 Annual Expense Total = $849,780	
2035	*Landscaping*	Landscaping Renovation	$13,495
	Street Treatments	Paving Stripping Streets Curbs Gutters Speed Bump and Fire Hydrant Painting	$9,440
		Paving Crackfill Curb and Gutter Joints	$89,419
		Street Treatments Subtotal = $98,859.00	
	Bayhill and Palmer Gates	Annual Maintenance Contract	$5,398
	Reserve Studies	Annual Reserve Study FInancial Update	$1,080
		2035 Annual Expense Total = $118,832	
2036	*Bayhill Drive Entry*	Guard House Electric Panel	$2,065
		Fence and Gates Painting	$2,754
		Bayhill Drive Entry Subtotal = $4,819.00	

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Year	Category	Item Name	Expense
2036	*La Costa Circle*	Access Road Slurry Seal	$1,742
	Ballybunion Drive	Access Road Slurry Seal	$207
	Landscaping	Landscaping Renovation	$13,768
	Street Treatments	Paving Transverse Crackfill	$33,414
	Riviera Court The Gallery	Fire Hydrant Painting	$34
	Cruden Bay Drive The Gallery	Fire Hydrant Painting	$69
	Bayhill and Palmer Gates	Annual Maintenance Contract	$5,507
	Reserve Studies	Full New Reserve Study Estimate With a Site Visit	$4,130
		Annual Reserve Study FInancial Update	$1,101
		Reserve Studies Subtotal = $5,231.00	
			2036 Annual Expense Total = $64,791
2037	*Bayhill Drive Entry*	PCC Curbs	$3,933
		PCC Curbs with Gutters	$8,638
		PCC Sidewalks	$20,226
		PCC Pavers	$5,393
		Gate Metal	$8,427
		Gate Pedestrian	$1,405
		Block Wall	$27,389
		PCC Pavers at Pedistrian Gates	$2,135
		Tubular Steel 6 ft Fencing	$4,635
		Pillars Rock Repairs	$8,427
		Fire Hydrant Rebuild	$4,214
		Gate Chassis	$702
		Bayhill Drive Entry Subtotal = $95,524.00	
	Bayhill Circle	PCC Rolled Curbs with Gutters	$187,845
		Lighting Site Overhead Rewiring	$5,618
		Fire Hydrant Rebuild	$21,068
		Bayhill Circle Subtotal = $214,531.00	
	Augusta Court	PCC Rolled Curbs with Gutters	$47,783
		PCC Curbs	$1,868
		Lighting Site Overhead Rewiring	$3,511
		Fire Hydrant Rebuild	$8,427
		Augusta Court Subtotal = $61,589.00	
	Glen Eagles Court	PCC Rolled Curbs with Gutters	$30,085
		PCC Curbs	$2,458
		PCC Valley Gutters	$2,612
		Lighting Site Overhead Rewiring	$702

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Year	Category	Item Name	Expense
2037	*Glen Eagles Court*	Fire Hydrant Rebuild	$4,214
		Glen Eagles Court Subtotal = $40,071.00	
	Pebble Beach Court	PCC Rolled Curbs with Gutters	$33,372
		PCC Curbs	$1,966
		Lighting Site Overhead Rewiring	$702
		Fire Hydrant Rebuild	$8,427
		Pebble Beach Court Subtotal = $44,467.00	
	Doral Court	PCC Rolled Curbs with Gutters	$8,090
		PCC Curbs	$1,966
		PCC Valley Gutters	$1,517
		Doral Court Subtotal = $11,573.00	
	Riviera Court	PCC Rolled Curbs with Gutters	$3,792
	Cypress Court	PCC Rolled Curbs with Gutters	$7,079
	Spyglass Court	PCC Rolled Curbs with Gutters	$5,056
		PCC Curbs	$1,868
		Lighting Site Overhead Rewiring	$702
		Fire Hydrant Rebuild	$4,214
		Spyglass Court Subtotal = $11,840.00	
	St Andrews Drive	PCC Rolled Curbs with Gutters	$226,020
		PCC Apron	$4,382
		Fire Hydrant Rebuild	$37,923
		St Andrews Drive Subtotal = $268,325.00	
	Kingsbarn Court	PCC Rolled Curbs with Gutters	$15,928
		PCC Apron	$5,056
		Kingsbarn Court Subtotal = $20,984.00	
	Carnoustie Court	PCC Rolled Curbs with Gutters	$39,440
		Fire Hydrant Rebuild	$4,214
		Carnoustie Court Subtotal = $43,654.00	
	Prestwick Court	PCC Rolled Curbs with Gutters	$6,320
	Murfield Court	PCC Rolled Curbs with Gutters	$12,641
	Canterbury Court	PCC Rolled Curbs with Gutters	$21,995
		Fire Hydrant Rebuild	$4,214
		Canterbury Court Subtotal = $26,209.00	
	Cypress Point	PCC Rolled Curbs with Gutters	$187,086
		PCC Curbs	$5,702
		Fire Hydrant Rebuild	$16,855
		Cypress Point Subtotal = $209,643.00	
	Inverness Court	PCC Rolled Curbs with Gutters	$22,501

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Year	Category	Item Name	Expense
2037	*Inverness Court*	Fire Hydrant Rebuild	$4,214
		Inverness Court Subtotal = $26,715.00	
	Poppy Hill Court	PCC Rolled Curbs with Gutters	$8,090
	Lakeview Drive	PCC Rolled Curbs with Gutters	$48,794
		PCC Curbs Gutters	$43,611
		PCC Curbs	$3,834
		PCC Apron	$5,056
		PCC Sidewalks	$14,495
		PCC Mail Box Pad Large	$2,107
		PCC Mail Box Pad Small	$351
		Fire Hydrant Rebuild	$21,068
		Lakeview Drive Subtotal = $139,316.00	
	Moore Avenue	PCC Rolled Curbs with Gutters	$15,928
	Palmer Drive Entry	Pillars Rock Repairs	$18,961
		Gate Chassis	$702
		PCC Landscaping Boarder	$716
		Guard House PCC Pad	$1,475
		Palmer Drive Entry Subtotal = $21,854.00	
	Palmer Drive	PCC Valley Gutter	$1,685
		PCC Landscaping Boarder	$253
		Palmer Drive Subtotal = $1,938.00	
	La Costa Avenue	Paving 1 1/2 inch AC Overlay	$213,773
	La Costa Circle	Paving 1 1/2 inch AC Overlay	$92,613
		Access Road Paving 1 1/2 inch Overlay	$8,884
		La Costa Circle Subtotal = $101,497.00	
	Sawgrass Lane	Paving 1 1/2 inch AC Overlay	$128,938
	Royal Troon Drive	Paving 1 1/2 inch AC Overlay	$146,003
	Grayhawk Drive	Paving 1 1/2 inch AC Overlay	$139,647
		Tubular Steel 6 ft Fencing Powder Coated with Gate	$7,304
		Grayhawk Drive Subtotal = $146,951.00	
	Turnberry Court	Paving 1 1/2 inch AC Overlay	$31,392
	Ballybunion Drive	Paving 1 1/2 inch AC Overlay	$64,925
		Tubular Steel 6 ft Fencing Powder Coated with Gate	$8,708
		Access Road Paving 1 1/2 inch Overlay	$1,053
		Ballybunion Drive Subtotal = $74,686.00	
	Landscaping	Landscaping Renovation	$14,046
	Block Walls	Block Wall Repairs	$7,023
	Street Treatments	Paving Crackfill Curb and Gutter Joints	$93,065

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Year	*Category*	*Item Name*	*Expense*
2037	*Bayhill and Palmer Gates*	Annual Maintenance Contract	$5,618
	Reserve Studies	Annual Reserve Study FInancial Update	$1,124
			2037 Annual Expense Total = $2,256,199

DVCA0548
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OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, PRESIDENT

NOTARY CERTIFICATE

STATE OF NEVADA
S.S.
COUNTY OF Lyon

ON THIS 13th DAY OF September, 1995 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC, AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC

LOIS JOHNSTON
NOTARY PUBLIC, NEVADA
CARSON CITY
My Appt. Expires Dec. 17, 1995

MY COMMISSION EXPIRES 12/17/95

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

JERRY MILLER
STEWART TITLE

9-26-95
DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

oct 18, 1995
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

P.E.

9-20-95
DATE

SIERRA RESOURCE ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
WATER RIGHTS
LAND USE PLANNING
P.O. BOX 21016
CARSON CITY, NEVADA 89721
(702) 884-0200
Fax: (702) 884-0233

CLERK/TREASURER'S CERTIFICATE

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL, TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER

5-23-96
DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

CHAIRMAN THIS 23 DAY OF October, 1995

BOARD OF COMMISSIONERS' CERTIFICATE

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 6th DAY OF June, 19 96, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

MARIAN PINKERTON, LYON COUNTY CLERK

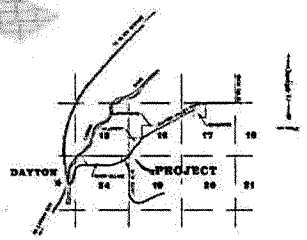
UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 9-20-95 DATE

SOUTHWEST GAS COMPANY — 9/20/95 DATE

BELL TELEPHONE COMPANY OF NEVADA — 9-18-95 DATE



VICINITY MAP

LYON COUNTY AND FIRE DISTRICT REVIEW

COMMUNITY DEVELOPMENT DIRECTOR 5/23/96

PUBLIC WORKS DIRECTOR

LYON COUNTY ASSESSOR Superintendent 5/23/96

LOCAL FIRE DISTRICT REPRESENTATIVE

ROAD SUPERINTENDENT

SURVEYOR'S CERTIFICATE

I, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SEC. 19, T. 16 N., R. 22 E., M.D.B. & M. AND
3. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 – 278.630 AND COMPLIES WITH ALL APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDED DATE OF THIS MAP AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

5-21-96
DATE

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF THE N.W. 1/4 OF OF SEC. 19, T. 16 N., R. 22 E., M.D.B. & M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER

10-23-95
DATE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nev.), Inc.
ON THIS 6th DAY OF June, 19 96, AT 10 MINUTES PAST 10 O'CLOCK, A.M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE $40.00

Nancy C. Carr
COUNTY RECORDER

FILE No. 194108

BY: Mary C. Milligan
Chief Deputy

FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 2E
A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF PARCEL 2A OF DOCUMENT NO. 141060 OF LYON COUNTY OFFICIAL RECORDS; ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY **NEVADA**

SHEET 1 OF 2 SHEETS

194108 1/2 6/6/96 @ 8:19 A.M.

DVCA0549

LEGEND

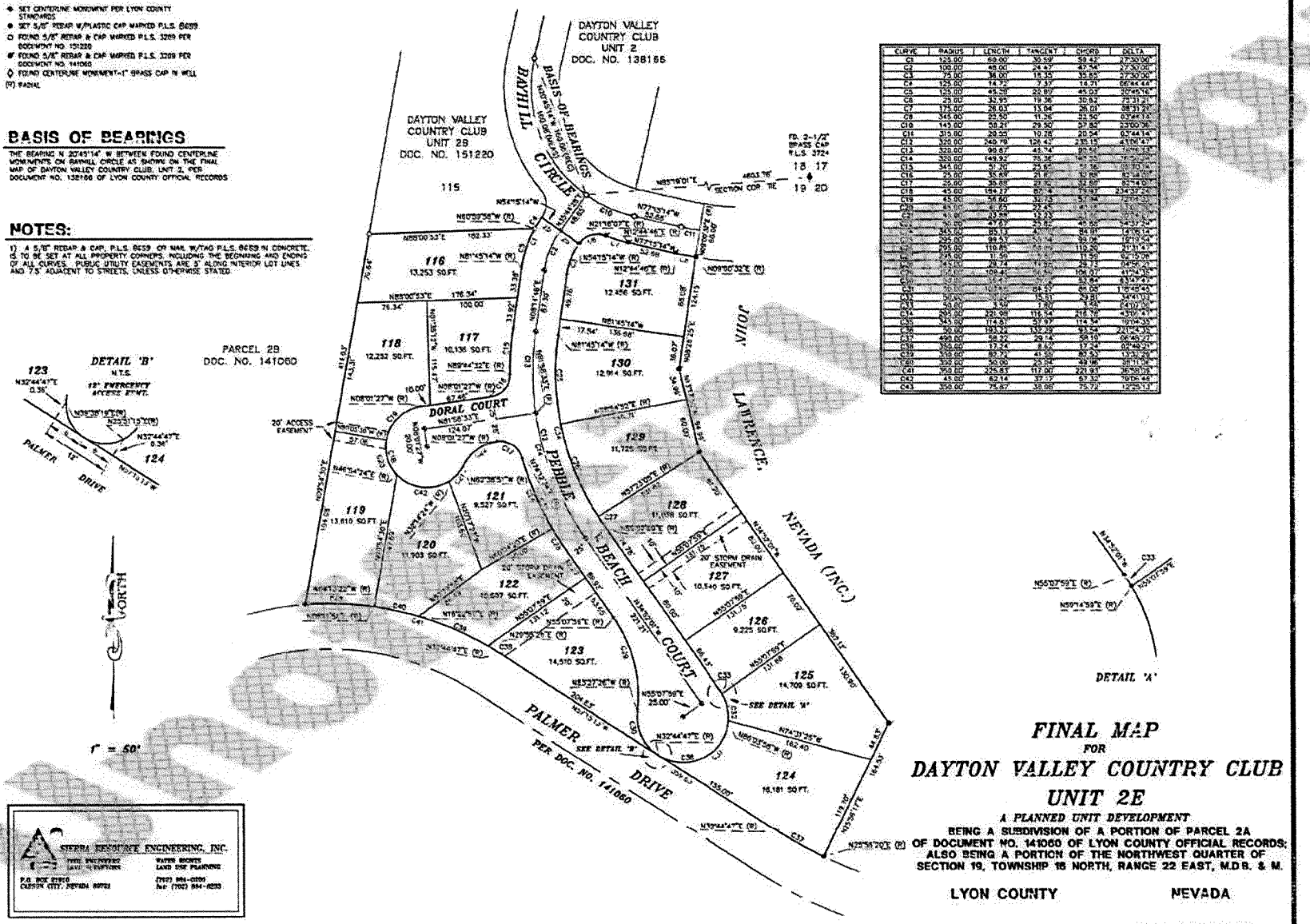
- ◆ SET CENTERLINE MONUMENT PER LYON COUNTY STANDARDS
- ● SET 5/8" REBAR W/PLASTIC CAP MARKED P.L.S. 8659
- ○ FOUND 5/8" REBAR & CAP MARKED P.L.S. 3209 PER DOCUMENT NO. 151220
- ◉ FOUND 5/8" REBAR & CAP MARKED P.L.S. 3209 PER DOCUMENT NO. 141060
- ◇ FOUND CENTERLINE MONUMENT-1" BRASS CAP IN WELL
- (R) RADIAL

BASIS OF BEARINGS

THE BEARING N 20°49'14" W BETWEEN FOUND CENTERLINE MONUMENTS ON BAYHILL CIRCLE AS SHOWN ON THE FINAL MAP OF DAYTON VALLEY COUNTRY CLUB, UNIT 2, PER DOCUMENT NO. 138166 OF LYON COUNTY OFFICIAL RECORDS

NOTES:

1) A 5/8" REBAR & CAP, P.L.S. 8659 OR NAIL W/TAG P.L.S. 8659 IN CONCRETE, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES. PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	125.00'	69.00'	35.39'	68.13'	27°30'00"
C2	100.00'	48.00'	24.43'	47.54'	27°30'00"
C3	75.00'	36.00'	18.35'	35.65'	27°30'00"
C4	125.00'	14.72'	7.37'	14.71'	06°44'44"
C5	125.00'	45.28'	22.89'	45.03'	20°45'16"
C6	25.00'	33.93'	19.36'	31.52'	77°71'21"
C7	175.00'	28.03'	13.04'	28.01'	08°21'21"
C8	345.00'	82.50'	41.35'	82.30'	13°42'13"
C10	145.00'	38.21'	29.50'	37.80'	23°00'06"
C11	315.00'	29.55'	10.28'	29.54'	01°44'16"
C12	320.00'	249.78'	124.42'	230.15'	41°04'47"
C13	320.00'	90.87'	45.74'	90.55'	16°16'13"
C14	320.00'	149.92'	76.36'	148.55'	26°50'21"
C15	345.00'	97.70'	73.16'	96.80'	16°30'14"
C16	25.00'	35.69'	21.81'	32.85'	82°48'00"
C17	25.00'	35.69'	21.81'	32.85'	82°48'00"
C18	45.00'	159.27'	60.00'	31.78'	234°37'21"
C19	45.00'	39.50'	20.73'	38.24'	50°17'21"
C20	45.00'	6.73'	3.37'	6.72'	8°34'00"
C21	45.00'	32.50'	16.93'	31.80'	41°23'00"
C22	45.00'	47.23'	25.43'	45.11'	60°08'00"
C23	345.00'	85.13'	42.81'	84.91'	14°08'14"
C24	295.00'	99.47'	50.19'	98.98'	19°19'04"
C25	320.00'	110.85'	56.04'	110.29'	19°50'47"
C26	345.00'	31.50'	15.77'	31.50'	05°13'47"
C27	145.00'	29.74'	14.91'	29.71'	04°42'21"
C28	145.00'	109.41'	57.51'	106.81'	43°14'26"
C29	50.00'	6.73'	3.37'	6.72'	7°42'57"
C30	50.00'	78.54'	50.00'	70.71'	90°00'00"
C31	50.00'	31.50'	16.21'	30.98'	36°05'44"
C32	345.00'	20.00'	10.00'	19.99'	3°19'01"
C33	50.00'	1.50'	1.50'	3.00'	1°43'00"
C34	345.00'	220.00'	114.54'	216.29'	36°32'43"
C35	320.00'	114.50'	57.91'	114.14'	20°30'35"
C36	50.00'	103.23'	132.29'	93.54'	237°24'39"
C37	495.00'	98.32'	29.14'	98.15'	08°46'07"
C38	350.00'	17.74'	8.87'	17.74'	02°54'21"
C39	330.00'	83.73'	41.95'	83.52'	13°31'29"
C40	330.00'	50.00'	25.04'	49.96'	08°11'08"
C41	350.00'	325.83'	117.06'	321.91'	36°39'05"
C42	45.00'	62.14'	37.17'	57.30'	79°05'44"
C43	350.00'	75.87'	38.06'	75.72'	12°25'13"

PARCEL 2B
DOC. NO. 141060

FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 2E

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF PARCEL 2A OF DOCUMENT NO. 141060 OF LYON COUNTY OFFICIAL RECORDS; ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 2 OF 2 SHEETS

SIERRA RESOURCE ENGINEERING, INC.
CIVIL ENGINEERING LAND SURVEYING
WATER RIGHTS LAND USE PLANNING
P.O. BOX 21910 CARSON CITY, NEVADA 89721
(702) 884-0200 fax (702) 884-0233

DVCA0550

194108 sht 2 6.6.95

#3871 sht 2

OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREIN.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF NEVADA

S.S.

COUNTY OF LYON

ON THIS 2nd DAY OF August 1992 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC

SANDRA L. WINCHELL NOTARY PUBLIC, NEVADA LYON COUNTY My Appt. Expires Nov. 4, 1994

MY COMMISSION EXPIRES Nov. 4, 1994

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

HOWARD W. FRISKEY, VICE PRESIDENT
STEWART TITLE

8/21/92
DATE

HEALTH DIVISION:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

8/20/92
DATE

NEVADA DIVISION OF WATER RESOURCES:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

8/17/92
DATE

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD, SUITE 101
DAYTON, NEVADA 89403
(702) 246-7300

CLERK/TREASURER'S CERTIFICATE:

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Marian Pinkerton
MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER

11-2-92
DATE

PLANNING COMMISSION APPROVAL:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Paul Edge THIS 29TH DAY OF OCTOBER, 1992.

BOARD OF COMMISSIONERS' CERTIFICATE:

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 5th DAY OF November, 1992, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Marian Pinkerton
MARIAN PINKERTON, LYON COUNTY CLERK

UTILITY COMPANIES' CERTIFICATE:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN DEFINED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY

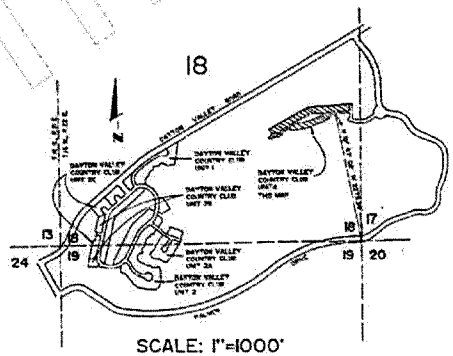
8-21-92
DATE

SOUTHWEST GAS COMPANY

8-21-92
DATE

BELL TELEPHONE COMPANY OF NEVADA

8-28-92
DATE



SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE W. 1/2 OF SEC. 17, S.E. 1/4 OF SEC. 18 T.16N., R.22 E., M.D.B. & M. AND WAS COMPLETED ON 8/20/92
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED

DAVID D. WINCHELL, P.L.S. 3209

8/21/92
DATE

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF W 1/2 SEC 17, SE 1/4 SEC 18 T16N R22E M.D.B.&M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER

9-1-92
DATE

RECORDER'S CERTIFICATE:

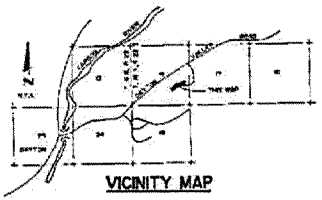
FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada), Inc.
ON THIS 5th DAY OF November, 1992 AT 25 MINUTES PAST 11 O'CLOCK A.M., IN THE OFFICIAL RECORDS OF LYON COUNTY NEVADA.

FF $37.00

Nancy A. Carr
COUNTY RECORDER

FILE No. 156206

BY: Mary C. McElwain Chief Deputy



VICINITY MAP

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 4

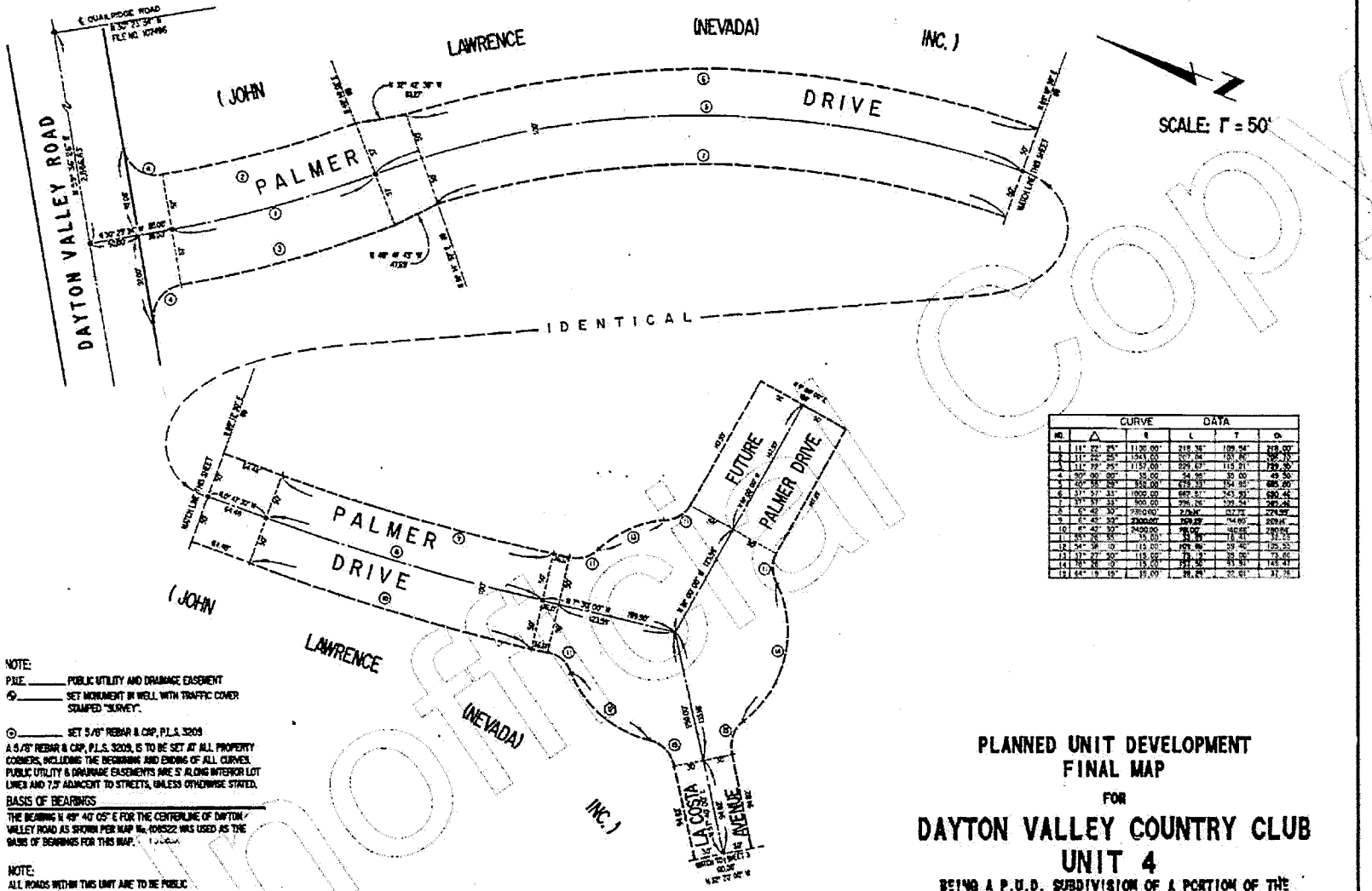
BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 1 OF 4 SHEETS

#156206, Bk4 11/5/92 @ 11:25 A.M.

DVCA0551



CURVE DATA						
NO.	Δ	R	L	T	Ch.	
1	11° 22' 25"	1100.00'	218.36'	109.54'	218.00'	
2	11° 22' 25"	1043.00'	207.06'	103.80'	206.72'	
3	11° 22' 25"	1157.00'	229.67'	115.21'	229.30'	
4	90° 00' 00"	25.00'	39.27'	25.00'	35.36'	
5	20° 38' 28"	352.00'	126.85'	64.11'	126.16'	
6	31° 57' 33"	1002.00'	558.91'	287.53'	551.70'	
7	31° 57' 33"	968.00'	539.96'	277.76'	532.91'	
8	6° 40' 30"	2300.00'	267.92'	134.09'	267.77'	
9	6° 40' 30"	2300.00'	267.92'	134.09'	267.77'	
10	11° 42' 30"	2450.00'	500.67'	251.05'	499.84'	
11	90° 00' 00"	15.00'	23.56'	15.00'	21.21'	
12	34° 38' 12"	115.00'	69.51'	35.92'	68.46'	
13	11° 22' 25"	115.00'	22.83'	11.44'	22.80'	
14	90° 00' 00"	15.00'	23.56'	15.00'	21.21'	
15	34° 19' 15"	15.00'	8.99'	4.61'	8.85'	

NOTE:
P.U.E. _____ PUBLIC UTILITY AND DRAINAGE EASEMENT
⊕ _____ SET MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

⊙ _____ SET 5/8" REBAR & CAP, P.L.S. 3209

A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES. PUBLIC UTILITY & DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE STATED.

BASIS OF BEARINGS

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 408522 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE:
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER IRS 278-A.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 4

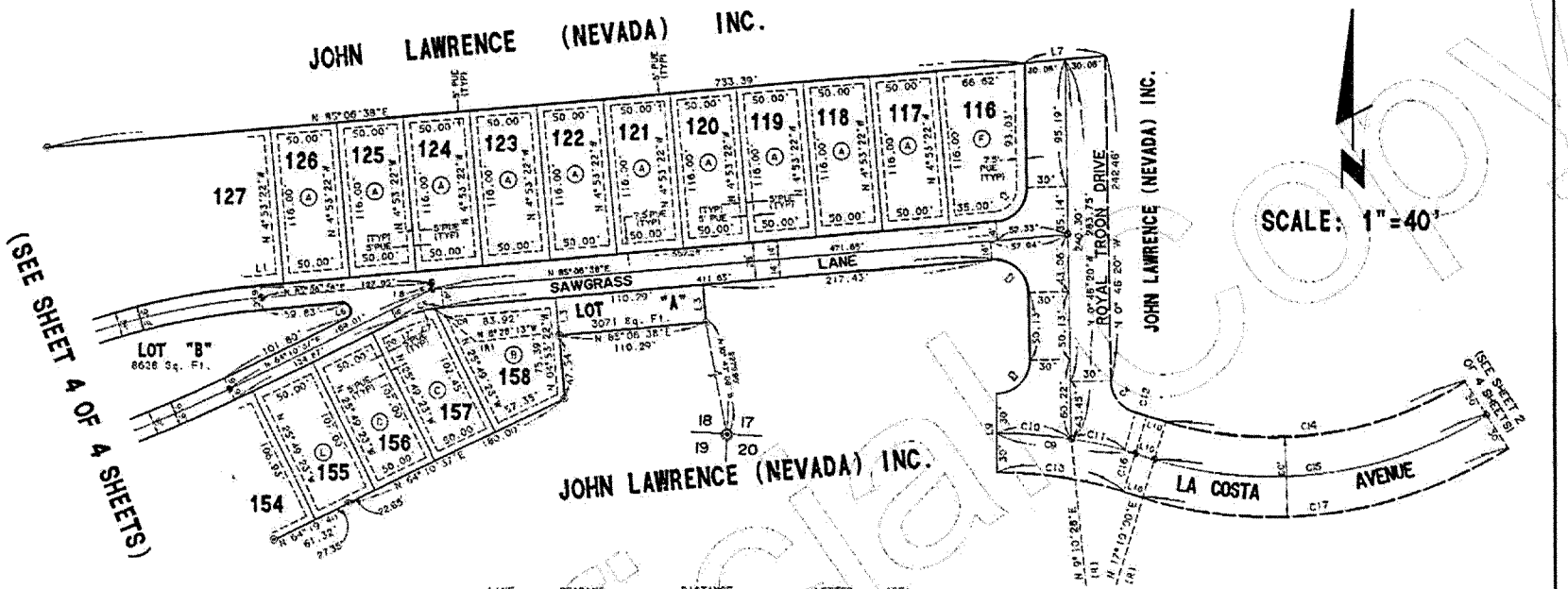
BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 2 OF 4 SHEETS

#156206 2004 11/5/02

DVCA0552



NOTES:

P.U.E. ___ PUBLIC UTILITY AND DRAINAGE EASEMENT

● _____ FOUND MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

○ _____ FD. 2" I.P. & TAG P.L.S. 3209

⊙ _____ SET 5/8" REBAR & CAP, P.L.S. 3209

A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES.
PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS.
ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS PER N.R.S. 278.A.
LOTS A, B, C, D, & E ARE PUBLIC UTILITY, PARKING & LANDSCAPING EASEMENTS AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
TOTAL AREA BEING SUBDIVIDED 13.08 ACRES

BASIS OF BEARINGS:

THE BEARING N 49° 40' 05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

LINE	BEARING	DISTANCE
L 1	N 85°06'38"E	17.98'
L 2	N 64°10'40"E	27.35'
L 3	N 04°53'22"W	27.83'
L 4	N 04°53'23"W	5.00'
L 5	N 04°53'22"W	27.85'
L 6	N 64°10'37"E	20.17'
L 7	N 85°06'38"E	60.16'
L 8	N 04°53'23"W	5.00'
L 9	N 0°00'01"E	60.00'
L10	N 72°50'00"E	15.00'

LETTER	AREA
A	5800 Sq. Ft.
B	6345 Sq. Ft.
C	5305 Sq. Ft.
D	5350 Sq. Ft.
E	5349 Sq. Ft.
F	7130 Sq. Ft.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	85°52'58"	25.00'	37.47'	23.27'	34.06'
C 2	94°07'02"	25.00'	41.07'	26.86'	36.60'
C 3	90°46'21"	25.00'	39.61'	25.34'	35.59'
C 4	73°26'11"	25.00'	32.04'	18.65'	29.89'
C 5	20°56'01"	100.00'	36.54'	18.47'	36.33'
C 6	159°03'56"	6.00'	16.66'	32.48'	11.80'
C 7	17°21'10"	100.00'	30.29'	15.26'	30.17'
C 8	63°34'51"	100.00'	6.25'	3.13'	6.25'
C 9	17°09'58"	350.00'	104.86'	52.93'	101.47'
C10	09°10'27"	350.00'	56.04'	28.08'	55.98'
C11	06°37'00"	350.00'	40.42'	20.23'	40.40'
C12	01°22'31"	380.00'	9.12'	4.56'	9.12'
C13	17°09'58"	320.00'	95.87'	48.30'	95.52'
C14	49°30'00"	270.00'	233.26'	124.47'	226.08'
C15	49°30'00"	300.00'	259.18'	138.30'	251.20'
C16	1°22'31"	350.00'	8.40'	4.20'	8.40'
C17	49°30'00"	330.00'	285.10'	152.13'	276.32'

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 4

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

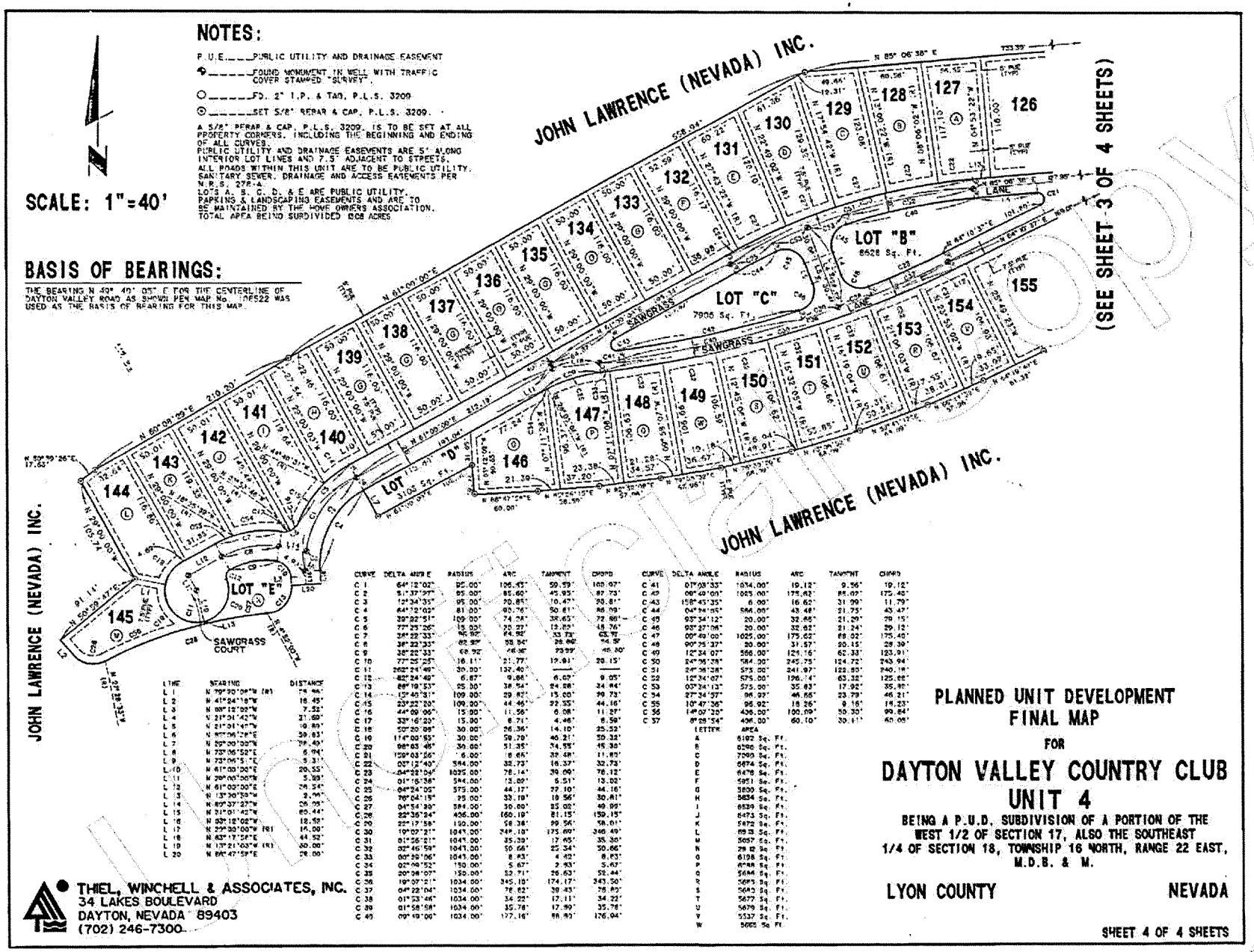
LYON COUNTY NEVADA

SHEET 3 OF 4 SHEETS

#156206 3of4 11/5/82

Unofficial Copy

DVCA0553



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	64°12'02"	95.00'	106.43'	59.59'	100.97'
C 2	51°37'07"	95.00'	85.60'	45.95'	82.73'
C 3	12°34'55"	95.00'	20.85'	10.47'	20.81'
C 4	64°12'02"	81.00'	90.76'	50.81'	86.09'
C 5	38°02'51"	109.00'	74.34'	38.65'	72.98'
C 6	12°34'55"	15.00'	3.29'	1.65'	3.28'
C 7	38°22'33"	68.99'	46.36'	23.99'	45.50'
C 8	38°22'33"	68.99'	46.36'	23.99'	45.50'
C 9	77°25'25"	16.11'	21.77'	13.01'	20.15'
C 10	282°24'49"	39.00'	192.40'		
C 11	102°48'36"	68.87'	9.86'	6.62'	9.05'
C 12	88°19'53"	25.00'	38.54'	24.28'	34.84'
C 13	102°48'36"	109.00'	29.82'	15.00'	29.73'
C 14	23°23'23"	109.00'	44.46'	22.55'	44.16'
C 15	44°48'06"	15.00'	11.56'	6.08'	11.27'
C 16	33°16'33"	15.00'	8.71'	4.48'	8.58'
C 17	90°00'00"	39.00'	26.36'	14.10'	25.52'
C 18	174°00'53"	30.00'	58.70'	46.21'	50.32'
C 19	98°03'46"	39.00'	51.35'	34.55'	45.30'
C 20	150°03'56"	6.00'	18.85'	23.48'	11.85'
C 21	02°12'40"	584.00'	22.73'	11.37'	22.72'
C 22	04°22'04"	1025.00'	78.14'	39.08'	78.12'
C 23	01°16'38"	584.00'	13.02'	6.51'	13.02'
C 24	04°24'05"	575.00'	44.17'	22.10'	44.16'
C 25	78°04'15"	25.00'	33.19'	19.56'	30.81'
C 26	94°54'39"	584.00'	30.00'	15.00'	49.99'
C 27	22°36'24"	406.00'	160.19'	81.15'	159.15'
C 28	22°17'59"	150.00'	58.36'	29.56'	58.01'
C 29	19°07'21"	1041.00'	348.10'	175.69'	346.49'
C 30	01°56'21"	1041.00'	35.39'	17.65'	35.38'
C 31	02°46'59"	1041.00'	50.66'	25.34'	50.66'
C 32	00°30'26"	1041.00'	8.83'	4.42'	8.83'
C 33	02°08'52"	150.00'	5.67'	2.83'	5.67'
C 34	20°38'07"	150.00'	53.71'	26.63'	53.44'
C 35	19°07'21"	1034.00'	345.10'	174.17'	343.50'
C 36	04°22'04"	1034.00'	78.82'	39.43'	78.80'
C 37	01°53'18"	1034.00'	34.22'	17.11'	34.22'
C 38	01°58'58"	1034.00'	35.78'	17.90'	35.78'
C 39	09°19'00"	1034.00'	177.16'	88.80'	176.94'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 41	07°08'35"	1074.00'	19.12'	9.56'	19.12'
C 42	09°49'09"	1065.00'	175.62'	88.02'	175.40'
C 43	158°45'35"	6.00'	16.62'	31.99'	11.79'
C 44	04°34'55"	566.00'	45.48'	21.75'	45.47'
C 45	93°34'12"	20.00'	32.66'	21.29'	29.15'
C 46	93°27'06"	20.00'	32.62'	21.24'	29.12'
C 47	09°49'09"	1065.00'	175.62'	88.02'	175.40'
C 48	90°25'37"	20.00'	31.57'	20.15'	28.39'
C 49	12°34'07"	566.00'	124.16'	62.33'	123.91'
C 50	24°36'28"	584.00'	245.75'	124.72'	243.94'
C 51	24°36'28"	575.00'	241.97'	122.85'	240.18'
C 52	12°34'07"	575.00'	126.14'	63.32'	125.88'
C 53	03°34'12"	575.00'	35.83'	17.92'	35.82'
C 54	27°34'07"	96.92'	46.66'	23.79'	46.21'
C 55	10°47'36"	96.92'	18.26'	9.16'	18.23'
C 56	169°02'25"	406.00'	160.09'	58.30'	99.84'
C 57	87°08'54"	496.00'	60.10'	39.11'	60.06'

LETTER	AREA
A	6192 Sq. Ft.
B	8628 Sq. Ft.
C	7906 Sq. Ft.
D	6874 Sq. Ft.
E	6478 Sq. Ft.
F	5951 Sq. Ft.
G	5800 Sq. Ft.
H	5834 Sq. Ft.
I	6539 Sq. Ft.
J	6473 Sq. Ft.
K	5872 Sq. Ft.
L	6813 Sq. Ft.
M	5057 Sq. Ft.
N	7942 Sq. Ft.
O	6194 Sq. Ft.
P	6748 Sq. Ft.
Q	5684 Sq. Ft.
R	5695 Sq. Ft.
S	5683 Sq. Ft.
T	5677 Sq. Ft.
U	5679 Sq. Ft.
V	5537 Sq. Ft.
W	5665 Sq. Ft.

LINE	BEARING	DISTANCE
L 1	N 79°30'00"W (R)	74.46'
L 2	N 41°54'19"W	18.49'
L 3	N 89°11'00"W	7.82'
L 4	N 21°01'42"W	21.68'
L 5	N 21°01'42"W	19.89'
L 6	N 89°06'38"E	39.83'
L 7	N 29°00'00"W	39.40'
L 8	N 73°06'52"E	6.94'
L 9	N 73°06'51"E	9.31'
L 10	N 61°00'00"E	20.55'
L 11	N 29°00'00"W	5.00'
L 12	N 61°00'00"E	26.34'
L 13	N 15°30'33"W	9.00'
L 14	N 89°06'38"E	26.78'
L 15	N 21°01'42"W	60.44'
L 16	N 89°18'00"E	18.58'
L 17	N 29°30'00"W (R)	16.00'
L 18	N 89°17'59"E	44.52'
L 19	N 15°21'00"W (R)	30.00'
L 20	N 89°47'59"E	28.00'

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 4

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

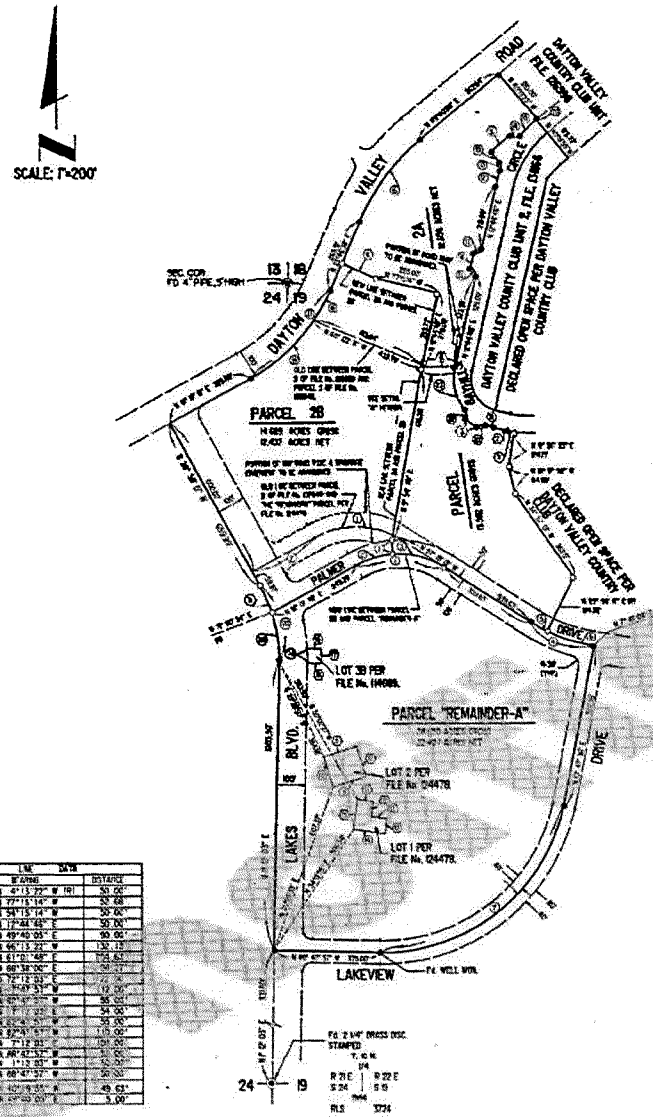
LYON COUNTY NEVADA

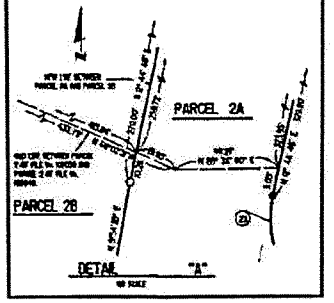
SHEET 4 OF 4 SHEETS

UNOFFICIAL COPY

DVCA0554

#156206 4/4 11/5/92





SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE NE PUBLIC DOMAIN & THE NW SURVEY IN T 14 N R 21 E M.D.B.&M. THAT SURVEY WAS COMPLETED ON 4/15/91.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DAVID D. WINCHELL, P.L.S. 3219 — DATE 4/15/91

RECORDER'S CERTIFICATE:

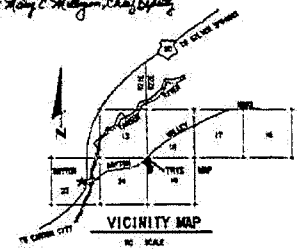
FILE No. 141060

FILED FOR RECORD AT THE REQUEST OF Thiel, Winchell & Associates

ON THIS 25th DAY OF April 1991 AT 10 MINUTES PAST 4 O'CLOCK P. M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE $10.00

Nancy R. Lowe, Recorder
By Mary C. Milligan, Chief Deputy



BASIS OF BEARING

THE BEARING "N 7° 15' 35" E" FOR THE WEST LINE OF LAKES BLVD. AS SHOWN PER FILE No. 102040 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE

○ ——— SET 5/8" REBAR & CAP, P.L.S. 3209.

● ——— Fd. 5/8" REBAR & CAP, P.L.S. 3209, UNLESS OTHERWISE STATED.

ALL PUBLIC UTILITY EASEMENTS AFFECTED BY THE CHANGES IN THE PARCEL BOUNDARIES SHOWN HEREON SHALL, PER THIS MAP, BE MOVED TO THE APPROPRIATE POSITIONS PER THE NEW LINES.

LINE DATA		
NO.	BEARING	DISTANCE
1	N 4° 13' 22" W (R)	50.00'
2	N 77° 15' 14" W	50.00'
3	N 54° 15' 14" W	50.00'
4	N 17° 44' 46" E	50.00'
5	N 49° 40' 05" E	80.00'
6	N 46° 13' 22" W	132.15'
7	N 61° 01' 48" E	756.61'
8	N 68° 58' 00" E	60.00'
9	S 72° 12' 03" E	72.74'
10	N 7° 15' 35" E	12.00'
11	N 82° 44' 25" W	36.00'
12	N 7° 15' 35" E	54.00'
13	N 82° 44' 25" W	50.00'
14	N 82° 51' 57" W	110.00'
15	N 7° 15' 35" E	50.00'
16	N 82° 44' 25" W	50.00'
17	N 7° 15' 35" E	50.00'
18	N 68° 47' 37" W	30.00'
19	N 10° 00' 05" E	49.63'
20	N 67° 00' 01" E	5.00'

CURVE DATA					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	61°21'09"	300'	321.15'	176.29'	306.75'
2	24°44'50"	300'	129.56'	65.81'	128.57'
3	36°36'09"	300'	193.37'	100.29'	190.23'
4	75°30'18"	540'	256.21'	150.03'	254.33'
5	6°40'30"	340'	64.31'	32.19'	64.13'
6	19°15'17"	540'	177.96'	89.76'	177.12'
7	89°04'27"	550'	917.19'	575.36'	839.16'
8	8°51'21"	175'	26.03'	13.04'	26.01'
9	1°44'14"	525'	27.30'	13.65'	27.30'
10	73°51'21"	25'	32.90'	19.38'	30.62'
11	90°00'00"	25'	39.27'	25.00'	35.36'
12	8°00'14"	450'	60.09'	30.09'	60.04'
13	6°00'00"	25'	26.05'	14.25'	25.11'
14	100°07'14"	25'	43.69'	29.86'	38.34'
15	120°07'36"	430'	75.00'	38.10'	73.50'
16	23°51'37"	780'	352.47'	178.89'	349.68'
17	37°21'34"	650'	423.81'	219.97'	416.37'
18	10°32'12"	650'	119.53'	59.94'	119.37'
19	26°53'49"	950'	304.41'	155.19'	301.69'
20	39°10'15"	525'	375.45'	141.51'	273.27'
21	10°43'36"	525'	98.33'	49.21'	98.18'
22	19°21'39"	525'	177.33'	89.52'	176.49'
23	57°31'21"	75'	160.42'	86.34'	154.81'
24	4°33'19"	525'	50.05'	25.04'	50.04'

BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 21 EAST, ALSO BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, AND THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST M.D.B. & M. CHANGING THE LINES BETWEEN THE FOLLOWING PARCELS:

1. PARCEL 2 OF FILE No. 102039 AND PARCEL 2 OF FILE No. 102040.
2. PARCEL 2 OF FILE No. 102040 AND THE "REMAINDER" PARCEL PER FILE No. 124478.

LYON COUNTY NEVADA

THIEL, WINCHELL & ASSOCIATES, INC.
34 Lakes Boulevard, Suite 101
Dayton, Nevada 89403
(702) 246-7300

SHEET 1 OF 1 SHEET

141060 4/25/91 @ 4:10 p.m.

100-48-4
PD 1972

DVCA0555

OWNER'S CERTIFICATE:

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING;
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF THE NRS 278.010 TO 278.630, INCLUSIVE AND SECTIONS 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION
4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY OR THE TRANSFER OF THE LAND.

BY: DBBR, LLC, A NEVADA LIMITED-LIABILITY COMPANY

BY: DAVE BARTOSZ ITS: MANAGING MEMBER BY: BARBARA RAINEY ITS: MANAGING MEMBER

BY: DAYTON VALLEY INVESTORS, LLC, A NEVADA LIMITED-LIABILITY COMPANY

BY: WADE DAYTON, LLC, A NEVADA LIMITED-LIABILITY COMPANY

BY: JOE WADE ITS: CHIEF EXECUTIVE OFFICER BY: PATTY WADE-SNYDER ITS: PRESIDENT

BY: LAKEMONT DAYTON LLC, A NEVADA LIMITED-LIABILITY COMPANY ITS: MANAGER

BY: LAKEMONT HOMES NEVADA, INC. A NEVADA CORPORATION

BY: GREG PETTZMEIER ITS: NEVADA DIVISION PRESIDENT

STATE OF NEVADA
WASHOE COUNTY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 19th DAY OF August, 2003, BY GREG PETTZMEIER AS NEVADA DIVISION PRESIDENT OF LAKEMONT HOMES NEVADA.

Barbara A Murracs 8/19/03
NOTARY PUBLIC DATE

BARBARA A. MURRACS
Notary Public, State of Nevada
Appointment No. 00-61399-2
My Appt. Expires March 15, 2004

STATE OF NEVADA
CARSON CITY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 20th DAY OF AUGUST, 2003, BY BARBARA RAINEY AS MANAGING MEMBER OF DBBR, LLC

NOTARY PUBLIC 8/20/03 DATE

H. KUCALA
NOTARY PUBLIC, NEVADA
Appointment No. 00-61399-2
My Appt. Expires June 21, 2004

STATE OF NEVADA
CARSON CITY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 20th DAY OF AUGUST, 2003, BY DAVE BARTOSZ AS MANAGING MEMBER OF DBBR, LLC

NOTARY PUBLIC 8/20/03 DATE

H. KUCALA
NOTARY PUBLIC, NEVADA
Appointment No. 00-61399-2
My Appt. Expires June 21, 2004

STATE OF NEVADA
WASHOE COUNTY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 18 DAY OF AUGUST, 2003, BY JOE WADE AS CHIEF EXECUTIVE OFFICER OF WADE DAYTON, LLC

NOTARY PUBLIC 8-18-03 DATE

FAITH RIDOUT
Notary Public, State of Nevada
Appointment No. 00-61399-2
My Appt. Expires June 21, 2004

STATE OF NEVADA
WASHOE COUNTY } S.S.

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 18th DAY OF AUGUST, 2003, BY PATTY WADE-SNYDER AS PRESIDENT OF WADE DAYTON, LLC

NOTARY PUBLIC 8-18-03 DATE

FAITH RIDOUT
Notary Public, State of Nevada
Appointment No. 00-61399-2
My Appt. Expires June 21, 2004

SURVEYOR'S CERTIFICATE

I, LAWRENCE F. GRUBE, A PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT:

1) I HAVE PERFORMED A FIELD SURVEY OF THE BOUNDARIES OF THE AFFECTED PARCELS.
2) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN SET.
3) THIS MAP IS NOT IN CONFLICT WITH THE PROVISION OF NRS 278.010 TO 278.630, INCLUSIVE AND SECTION 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION.

LAWRENCE F. GRUBE, NEVADA P.L.S. 6995

LAWRENCE F. GRUBE — EXPIRES 06/30/04 — No. 6995

9-15-2003

COUNTY CLERK'S CERTIFICATE

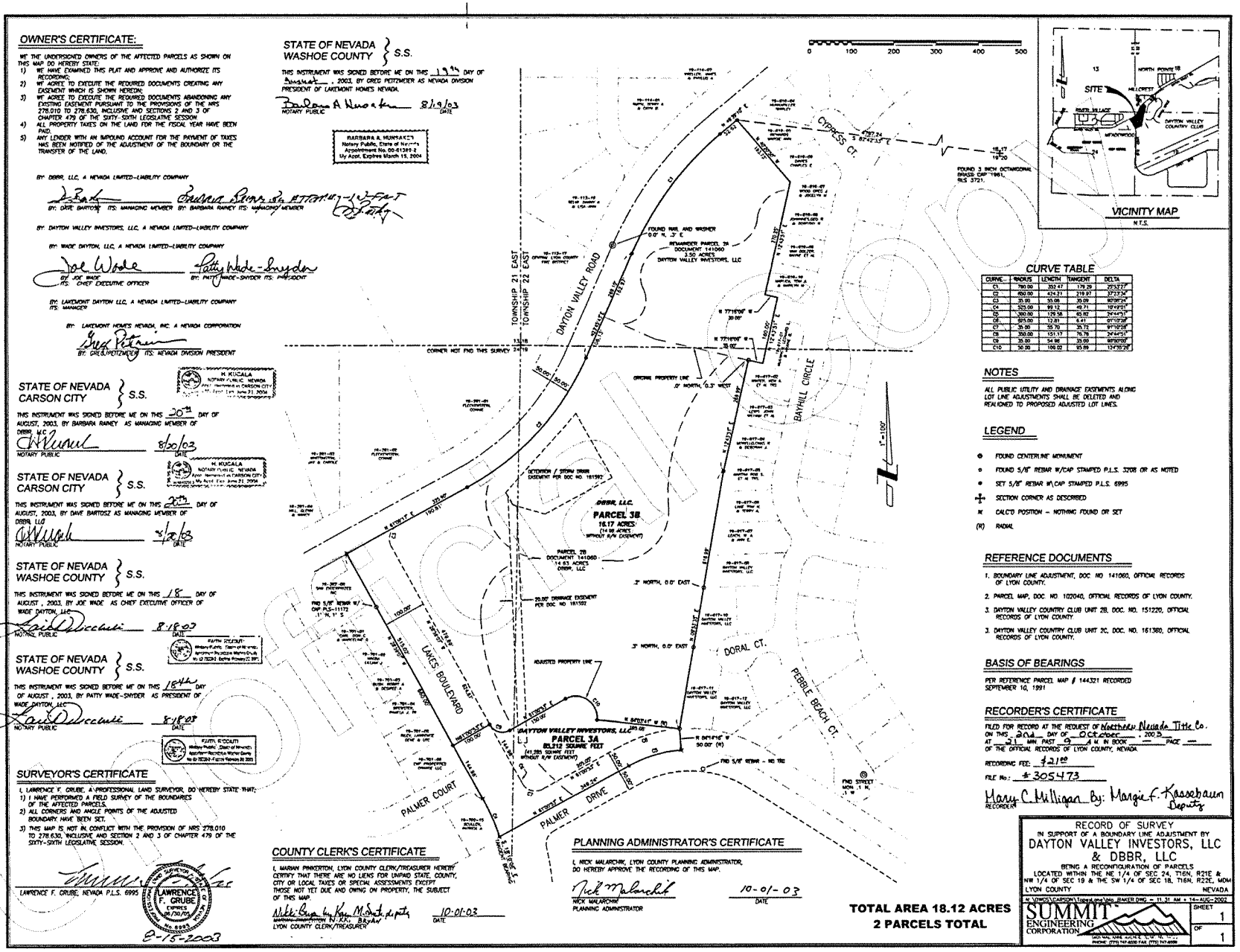
I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY, THE SUBJECT OF THIS MAP.

Nikki Ryan by Kay M. Sutherland Deputy 10-01-03
LYON COUNTY CLERK/TREASURER DATE

PLANNING ADMINISTRATOR'S CERTIFICATE

I, NICK MALARCHIK, LYON COUNTY PLANNING ADMINISTRATOR, DO HEREBY APPROVE THE RECORDING OF THIS MAP.

Nick Malarchik 10-01-03
NICK MALARCHIK DATE
PLANNING ADMINISTRATOR



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	780.00	352.47	179.29	25°53'27"
C2	650.00	424.21	219.97	37°23'34"
C3	35.00	55.06	35.09	90°08'24"
C4	525.00	99.12	49.71	10°49'01"
C5	300.00	170.16	87.97	34°44'51"
C6	875.00	12.81	6.41	01°07'28"
C7	35.00	55.70	35.72	91°10'29"
C8	350.00	151.17	76.79	24°44'51"
C9	35.00	54.98	35.00	90°00'00"
C10	50.00	166.02	65.89	190°16'26"

NOTES

ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG LOT LINE ADJUSTMENTS SHALL BE DELETED AND REALIGNED TO PROPOSED ADJUSTED LOT LINES.

LEGEND

- ⊕ FOUND CENTERLINE MONUMENT
- ○ FOUND 5/8" REBAR W/CAP STAMPED P.L.S. 3208 OR AS NOTED
- ● SET 5/8" REBAR W/CAP STAMPED P.L.S. 6995
- ✣ SECTION CORNER AS DESCRIBED
- M CALC'D POSITION – NOTHING FOUND OR SET
- (R) RADIAL

REFERENCE DOCUMENTS

1. BOUNDARY LINE ADJUSTMENT, DOC NO 141060, OFFICIAL RECORDS OF LYON COUNTY.
2. PARCEL MAP, DOC. NO. 102040, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2B, DOC. NO. 151220, OFFICIAL RECORDS OF LYON COUNTY.
3. DAYTON VALLEY COUNTRY CLUB UNIT 2C, DOC. NO. 161380, OFFICIAL RECORDS OF LYON COUNTY.

BASIS OF BEARINGS

PER REFERENCE PARCEL MAP # 144321 RECORDED SEPTEMBER 10, 1991

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Northern Nevada Title Co.
ON THIS 2nd DAY OF October, 2003
AT 11 MIN PAST 3 P.M. IN BOOK — PAGE —
OF THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
RECORDING FEE: $21.00
FILE No.: #305473

Mary C. Milligan By: Margie F. Kasebaum Deputy
RECORDER

TOTAL AREA 18.12 ACRES
2 PARCELS TOTAL

RECORD OF SURVEY
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT BY
DAYTON VALLEY INVESTORS, LLC & DBBR, LLC
BEING A RECONFIGURATION OF PARCELS
LOCATED WITHIN THE NE 1/4 OF SEC 24, T16N, R21E & NW 1/4 OF SEC 19 & THE SW 1/4 OF SEC 18, T16N, R22E, MDM
LYON COUNTY NEVADA

N:\PROJECTS\2003\03-1\dwg\03-1MAP.DWG — TRACER DWG — 11:31 AM — 14-AUG-2003

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8556

SHEET 1 OF 1

DVCA0556

#305473 10/02/03

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5C

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company
By: Wade Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: Joe Wade
Its: MANAGER, MEMBER AND OWNER

By: Patricia Saviorè
Its: MANAGER, MEMBER AND OWNER

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Member

By: LAKEMONT HOMES CORP., N.C., A CANADIAN CORPORATION
ITS: MANAGING MEMBER

By: Steve Pace
ITS: SENIOR VICE PRESIDENT
(TO: DANIELLE FRIEDHOFF)

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-15-03
BY JOE WADE AND PATRICIA SAVIORÈ AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Lori Wescott
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 2-05-06)

STATE OF Nevada
COUNTY OF Lyon

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-16-03
BY STEVE PETERHOFF AS SENIOR VICE PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Munsinger
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/04)

BARBARA A. MUNSINGER
Notary Public, State of Nevada
Appointment No. 00-61320-2
My Appt. Expires March 15, 2004

TITLE COMPANY'S CERTIFICATE

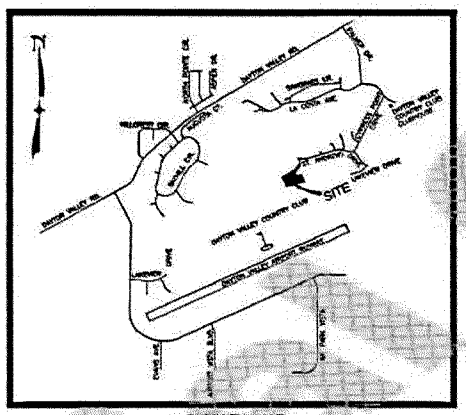
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

Wayne A. Beigovin
J. WAYNE A. BEIGOVIN
08/22/03
DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PRECLUDES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Drew
BY: J. RICHARD P. DREW
10/14/03
DATE



VICINITY MAP
(NOT TO SCALE)

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER
11-5-03
DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

BY:
10-21-03
DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP AS APPROVED AND ACCEPTED THIS 6TH DAY OF NOVEMBER, 20 03, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan
NIKKI BRYAN, LYON COUNTY CLERK
11-6-03
DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 8-27-03 DATE

SOUTHWEST GAS COMPANY LARRY GIBSON — 8/22/03 DATE

NEVADA BELL — 8/22/03 DATE

DAYTON UTILITIES — DATE

C&T CABLEVISION — 9-3-03 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC. & THREE-4, INC.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 9-2-03

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 9-25-03 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

DON M. McHARG — EXPIRES 12/31/03 — NO. 4787

9-25-03

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 17 AND 18, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER — 10/28/03 DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King, P.E.
BY: Jason King
9-15-03
DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

PUBLIC WORKS DIRECTOR — 10/28/03

LYON COUNTY UTILITIES MANAGER — 10/28/03

COMMUNITY DEVELOPMENT DIRECTOR — 10/28/03

ROADS SUPERINTENDENT — 10/28/03

LYON COUNTY ASSESSOR — 10/28/03

LOCAL FIRE DISTRICT REPRESENTATIVE — 8/28/03

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Dayton Valley Inv. ON THIS 7th DAY OF November 20 03 AT 47 MINUTES PAST 9 O'CLOCK A M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $169.00

FILE NO. 307894

Mary C. Milligan
LYON COUNTY RECORDER

Dawna L. Warr
BY: DAWNA L. WARR, CHIEF DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5C

A DIVISION OF PORTIONS OF PARCEL 2 OF PM 232547
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

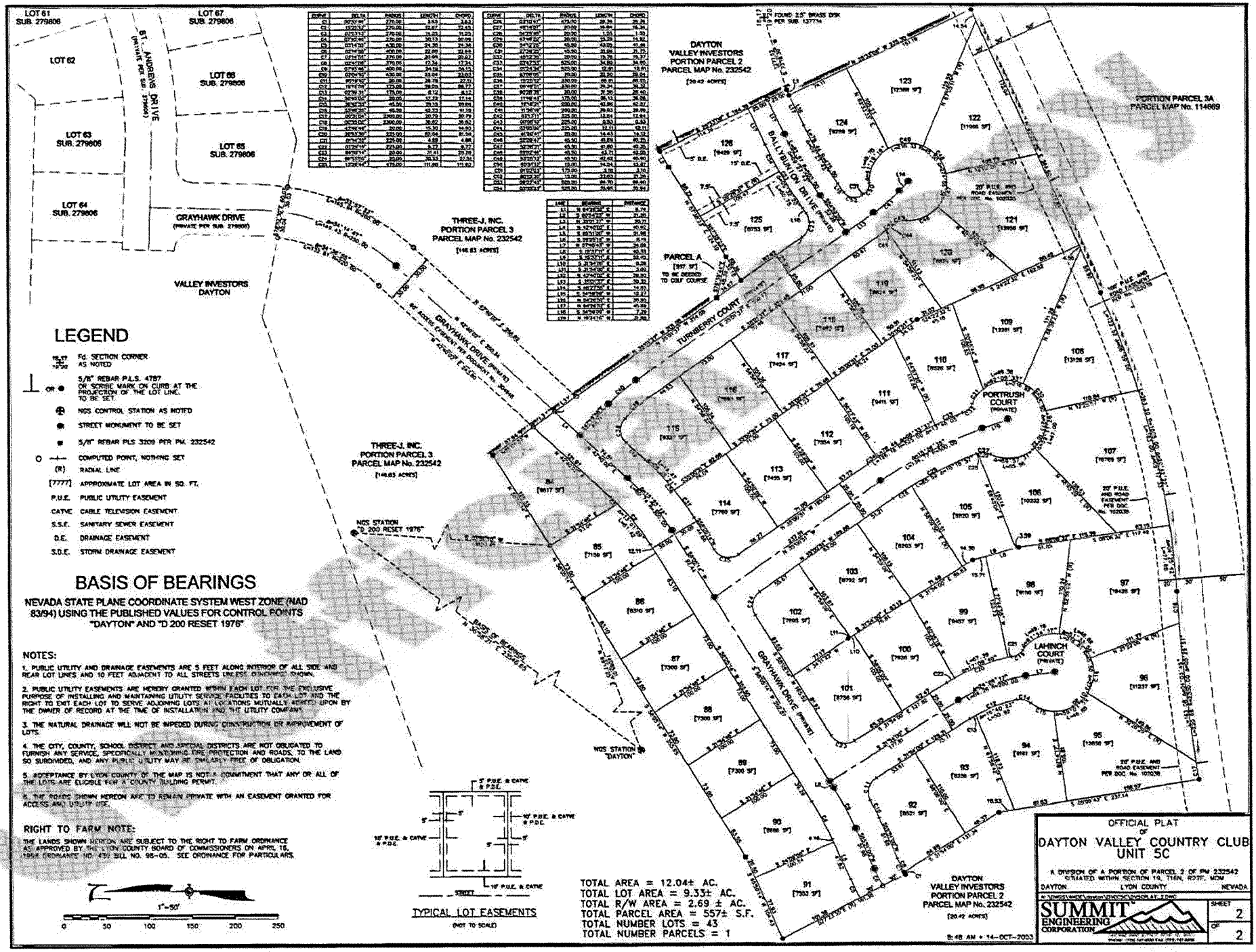
SUMMIT ENGINEERING CORPORATION

SHEET 1 OF 2

4:22 PM • 20-AUG-2003

#307894 1 of 2 11/07/03

DVCA0557



LEGEND

- Fd. SECTION CORNER AS NOTED
- 5/8" REBAR P.L.S. 4757 OR SCRIBE MARK ON CURB AT THE PROJECTION OF THE LOT LINE. TO BE SET.
- NGS CONTROL STATION AS NOTED
- STREET MONUMENT TO BE SET
- 5/8" REBAR PLS 3209 PER PM. 232542
- COMPUTED POINT, NOTHING SET
- (R) RADIAL LINE
- [7777] APPROXIMATE LOT AREA IN SQ. FT.
- P.U.E. PUBLIC UTILITY EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. STORM DRAINAGE EASEMENT

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976"

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 10 FEET ADJACENT TO ALL STREETS UNLESS OTHERWISE SHOWN.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.
4. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MAINTAINING FIRE PROTECTION AND ROADS, TO THE LAND SO SUBDIVIDED, AND ANY PUBLIC UTILITY MAY BE OMPLETELY FREE OF OBLIGATION.
5. ACCEPTANCE BY LYON COUNTY OF THE MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
6. THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH AN EASEMENT GRANTED FOR ACCESS AND UTILITY USE.

RIGHT TO FARM NOTE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.

TOTAL AREA = 12.04± AC.
TOTAL LOT AREA = 9.33± AC.
TOTAL R/W AREA = 2.69 ± AC.
TOTAL PARCEL AREA = 557± S.F.
TOTAL NUMBER LOTS = 43
TOTAL NUMBER PARCELS = 1

8:48 AM • 14-OCT-2003

OFFICIAL PLAT OF DAYTON VALLEY COUNTRY CLUB UNIT 5C

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542 SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

SUMMIT ENGINEERING CORPORATION

SHEET 2 OF 2

#: 307894 2 of 2 11/07/03

DVCA0558

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5D

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

By: Joe Wade
Its: Manager, Member, and Owner

By: Patricia M. Snyder
Its: Manager, Member, and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

By: Greg Portincasa
Its: Division President

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY JOE WADE AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HUNSAKER
Notary Public State of Nevada
Appointment No. 00-61380-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HUNSAKER
Notary Public State of Nevada
Appointment No. 00-61380-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY GREG POTZWEIER AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Hunsaker
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HUNSAKER
Notary Public State of Nevada
Appointment No. 00-61380-2
My Appt. Expires Mar 15, 2008

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

STEWART TITLE OF ~~NORTHERN NEVADA~~ CARSON CITY

Dawna L Benjamin
BY: "NANCY G. BENJAMIN"
TITLE: Sales Title Officer

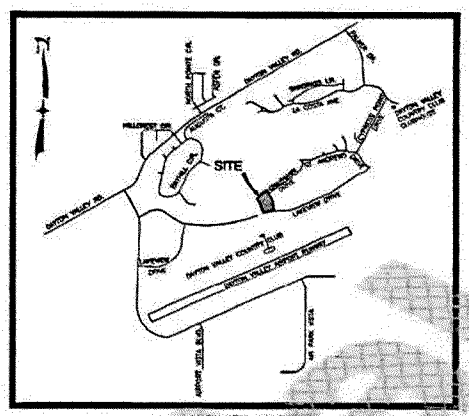
8/12/04
DATE

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PRECEDES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Krueger
BY:

7/30/04
DATE



VICINITY MAP
(NOT TO SCALE)

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Nikki Bryan, by Tricia Humphries, Chief Deputy
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER

9-7-04
DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

CEO
BY:

9-14-04
DATE

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 7TH DAY OF OCTOBER 2004 BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan, by Tricia Humphries
NIKKI BRYAN, LYON COUNTY CLERK

10-7-04
DATE

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 5-31-04 DATE

SOUTHWEST GAS COMPANY — 5/26/04 DATE

NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA — 5/21/2004 DATE

AT&T CABLEVISION — 5-24-04 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 7-30-04
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 8-30-05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

DON M. McHARG
No. 4787
STATE OF NEVADA

7-30-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 19, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER

9/2/04
DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King, P.E.
BY: Jason King

7-7-04
DATE

LYON COUNTY AND FIRE DISTRICT REVIEW

N/A
PUBLIC WORKS DIRECTOR

Mike Workman 8/9/04
LYON COUNTY UTILITIES MANAGER

Nick Mehaffey 8/9/04
COMMUNITY DEVELOPMENT DIRECTOR

Paul Wood 7-28-2004
ROADS MANAGER

Assessor's Office 9-7-04
LYON COUNTY ASSESSOR Representative

C. Hegglund 5/24/04
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF D.V. Investors ON THIS 7TH DAY OF October 2004 AT 30 MINUTES PAST 3 O'CLOCK, P M, IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $64.00

FILE NO. 332794

Mary C. Milligan
LYON COUNTY RECORDER

Dawna L Warr
BY: DAWNA L. WARR, CHIEF DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 5D

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON LYON COUNTY NEVADA

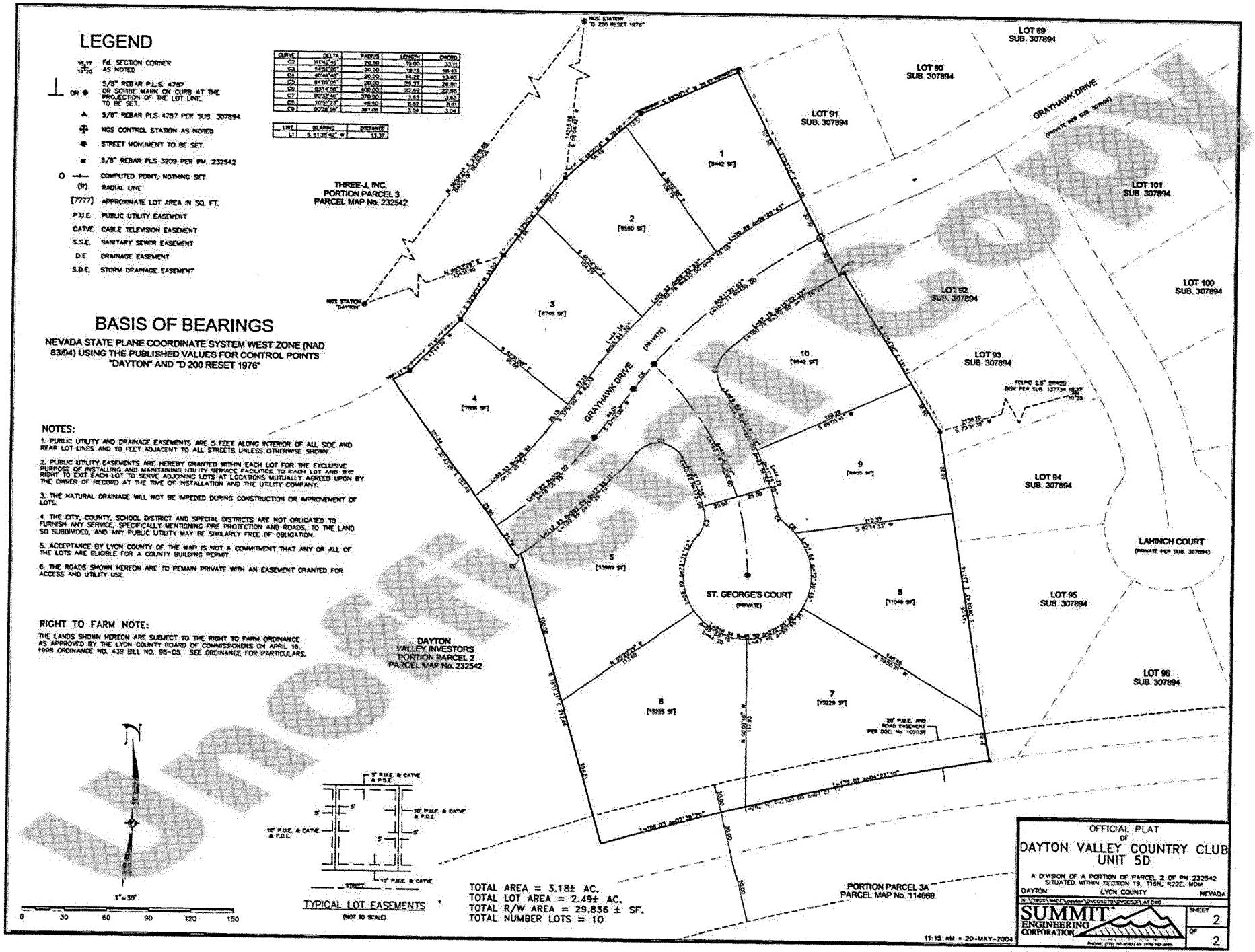
SUMMIT ENGINEERING CORPORATION

SHEET 1 OF 2

10:48 AM • 20-MAY-2004

#332794 1of2 10/7/04

DVCA0559



DVCA0560

#332794 2of2 10/7/04

OFFICIAL PLAT OF
DAYTON VALLEY COUNTRY CLUB
UNIT 7B

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAYTON VALLEY INVESTORS, a LLC, a Nevada limited liability company
By: Wade Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

By: Joe Wade
Its: Manager, Member, and Owner

By: Patricia M. Snyder
Its: Manager, Member, and Owner

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its: Managing Manager

By: Greg Pettygrove
Its: Division President

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY JOE WADE AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Howard
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HOWARD
Notary Public, State of Nevada
Appointment No. 91-0139-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY PATRICIA SNYDER AS MANAGER, MEMBER AND OWNER OF WADE DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Howard
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HOWARD
Notary Public, State of Nevada
Appointment No. 91-0139-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/2/04
BY GREG PETTYGROVE AS DIVISION PRESIDENT OF LAKEMONT DAYTON, LLC, MANAGER OF DAYTON VALLEY INVESTORS, A LLC.

Barbara A. Howard
(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES 3/15/08)

BARBARA A. HOWARD
Notary Public, State of Nevada
Appointment No. 91-0139-2
My Appt. Expires Mar 15, 2008

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED

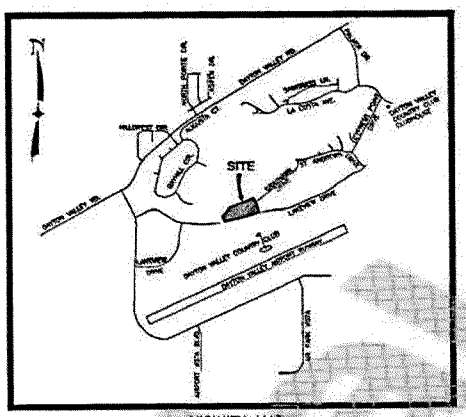
STEWART TITLE OF [redacted] CARSON CITY

By: Wayne A. Ringgan — 07/28/04 DATE
Title: Asst. Title Officer

HEALTH DIVISION

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

By: Richard P. Ames — 7/30/04 DATE



VICINITY MAP
(NOT TO SCALE)

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY WHICH IS THE SUBJECT OF THIS MAP.

Karen Purcell Deputy Clerk/Treas — 9-7-04 DATE
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

CEO — 9-14-04 DATE
BY:

BOARD OF COMMISSIONERS' CERTIFICATE

I, NIKKI BRYAN, COUNTY CLERK IN AND FOR THE COUNTY OF LYON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 7TH DAY OF OCTOBER 2004 BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA.

Nikki Bryan, by Trish Umphries — 10-7-04 DATE
NIKKI BRYAN, LYON COUNTY CLERK

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 9-21-04 DATE

SOUTHWEST GAS COMPANY — 8/26/04 DATE

NEVADA BELL TELEPHONE COMPANY DBA SBC NEVADA — 5/21/2004 DATE

AT&T CABLEVISION — 5-24-04 DATE

SURVEYOR'S CERTIFICATE

I, DON M. McHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAYTON VALLEY INVESTORS, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, MDM AND THE SURVEY WAS COMPLETED ON 7-30-04
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 7-30-04 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DON M. McHARG, P.L.S. 4787

DON M. McHARG
Expires 12/31/05

7-30-04

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTIONS 19, T16N, R22E, MDM AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

BY: LYON COUNTY ENGINEER (ACTING) — 8/10/04 DATE

NEVADA DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE AT THIS OFFICE.

Jason King, P.E. — 7-7-04 DATE
BY: Jason King

LYON COUNTY AND FIRE DISTRICT REVIEW

N/A
PUBLIC WORKS DIRECTOR

Nick Malmquist 7/14/04
COMMUNITY DEVELOPMENT DIRECTOR

Charlotte Lee 9-7-04
LYON COUNTY ASSESSOR Representative

Nile Johnson 8/9/04
LYON COUNTY UTILITIES MANAGER

7-28-2004
ROADS MANAGER

5/24/04
LOCAL FIRE DISTRICT REPRESENTATIVE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF [illegible] ON THIS 7th DAY OF October, 2004 AT 52 MINUTES PAST 3 O'CLOCK, P M. IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE: $164.00

FILE NO. 332795

Mary C Milligan
LYON COUNTY RECORDER

Dawna L. Warr
BY: DAWNA L. WARR, CHIEF DEPUTY

OFFICIAL PLAT
OF
DAYTON VALLEY COUNTRY CLUB
UNIT 7B

A DIVISION OF A PORTION OF PARCEL 2 OF PM 232542
SITUATED WITHIN SECTION 19, T16N, R22E, MDM
DAYTON — LYON COUNTY — NEVADA

N:\DWGS\WADE\Dayton\21\CCC\7B\SHEETS\7B.dwg

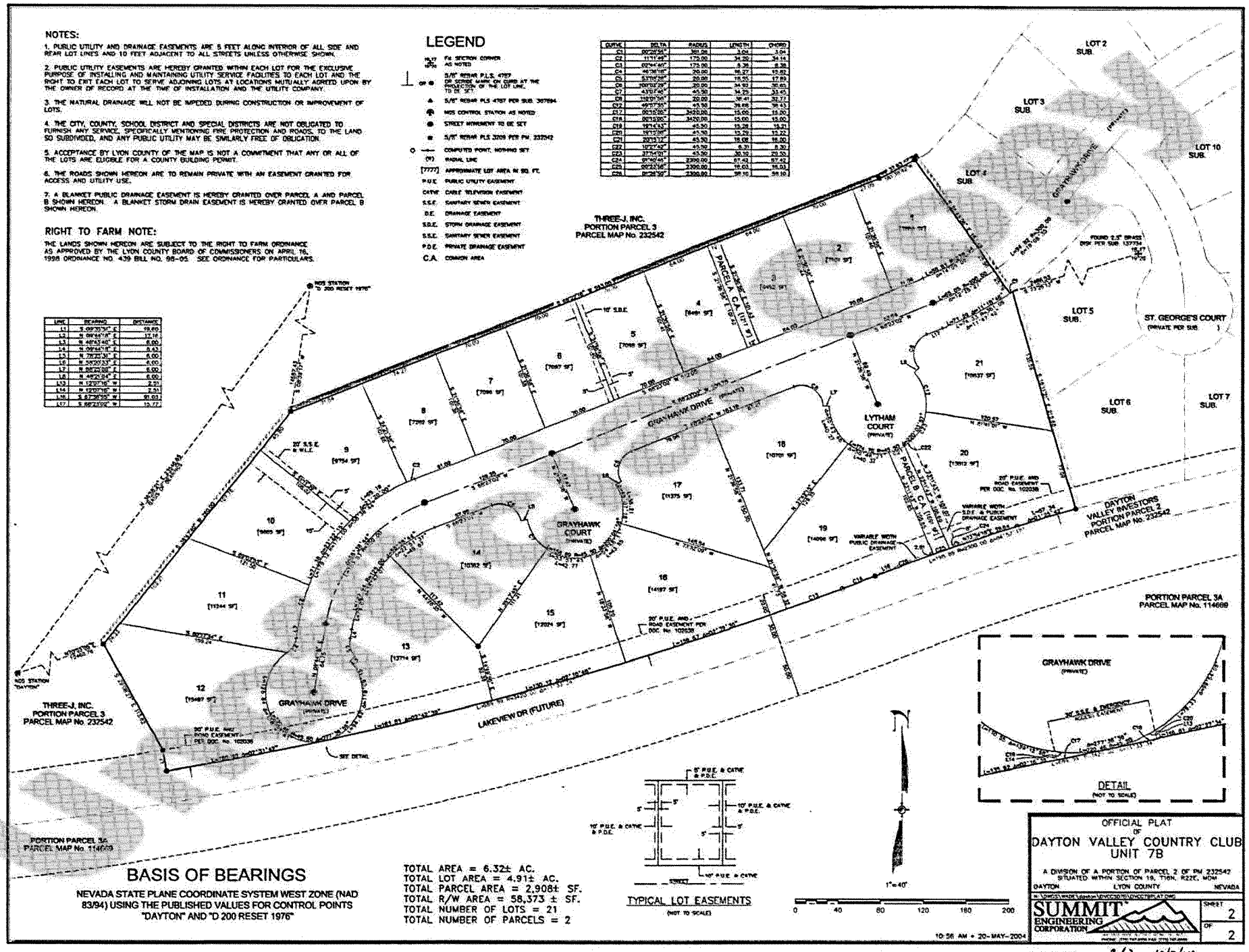
SUMMIT ENGINEERING CORPORATION

SHEET 1 OF 2

11:15 AM • 20-MAY-2004

DVCA0561

#332795 1of2 10/7/04



CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°26'50"	360.06	3.04	3.04
C2	11°11'46"	175.00	34.20	34.14
C3	02°44'46"	175.00	8.38	8.38
C4	46°36'16"	20.00	16.27	15.82
C5	53°05'09"	20.00	18.53	17.89
C6	100°00'09"	20.00	34.90	30.60
C7	43°57'45"	45.50	34.29	33.45
C8	23°01'35"	20.00	16.41	16.71
C12	49°37'30"	45.50	39.68	38.43
C13	00°12'06"	3420.00	12.00	12.00
C14	00°12'06"	3420.00	12.00	12.00
C19	19°14'33"	45.50	15.28	15.21
C20	19°12'29"	41.70	13.79	13.72
C21	20°13'12"	45.50	16.06	16.00
C22	10°21'49"	45.50	8.31	8.30
C23	27°34'01"	43.50	20.10	20.00
C24	91°40'46"	2300.00	67.43	67.42
C25	00°23'06"	2300.00	19.03	19.03
C26	01°24'39"	2300.00	56.10	56.10

LINE	BEARING	DISTANCE
L1	S 09°30'34" E	19.60
L2	N 09°44'18" E	12.16
L3	S 46°43'40" E	6.00
L4	N 09°44'18" E	8.43
L5	N 78°26'34" E	6.00
L6	N 26°30'33" E	6.00
L7	S 88°26'08" E	5.00
L8	N 46°21'24" E	6.00
L9	N 12°07'16" W	2.51
L14	N 12°07'16" W	7.51
L15	S 87°36'05" W	91.03
L17	S 88°43'09" W	19.77

#332795 2of2 10/7/04

DVCA0562

DVCA0563

OWNERS' CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACK OF LAND SHOWN HEREON AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY GRANTS FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

DAVADA DEVELOPMENT CORPORATION
BY: KENNETH D STOKES, VICE PRESIDENT

STATE OF NEVADA
COUNTY OF CARSON CITY } S.S.

ON THIS 30th DAY OF July 1986.
DID PERSONALLY APPEAR BEFORE ME A NOTARY PUBLIC WHO UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE FOREGOING CERTIFICATE FREELY AND VOLUNTARILY FOR THE PURPOSES STATED HEREON.

NOTARY PUBLIC

PEGGY COLONNA
NOTARY PUBLIC - NEVADA
STOREY COUNTY
My Appt. Expires June 9, 1990

COUNTY CLERKS CERTIFICATE

I, W.J. PARR, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY, OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS PARCEL MAP.

W.J. PARR, LYON COUNTY CLERK/TREASURER — DATE 9-12-86

STATE OF NEVADA
COUNTY OF LYON } S.S.

ON THIS 12 DAY OF September 1986 DID PERSONALLY APPEAR BEFORE ME A NOTARY PUBLIC WHO UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE FOREGOING CERTIFICATE FREELY AND VOLUNTARILY FOR THE PURPOSES STATED HEREON.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA

CHAIRMAN — THIS 4th DAY OF August 1986.

SURVEYOR'S CERTIFICATE

I, DAVID D. WINCHELL, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DAVADA DEVELOPMENT CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 17,18 & 19, T.16 N., R.22 E., M.D.B.&M. AND WILL BE COMPLETED BY JULY 31, 1987
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DAVID D. WINCHELL — R.L.S. 3209

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF Sections 17, 18 & 19, T.16N., R.22E., M.D.B.&M. AND THAT I AM SATISFIED THAT ALL REQUIRED MONUMENTS HAVE BEEN SET.

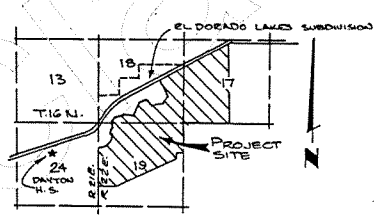
LYON COUNTY ENGINEER — 2 Sept 86

RECORDER'S CERTIFICATE

FILE NO. 102038
FILED FOR RECORD AT THE REQUEST OF Davada Development Corp.
ON THIS 12th DAY OF September 1986, AT 00 MINUTES PAST 12 O'CLOCK, P.M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
7a 6/10.50 pd.

COUNTY RECORDER

BY Mary A. Williams
CHIEF DEPUTY



VICINITY MAP
NO SCALE

Eldorado Lakes
A PLANNED COMMUNITY

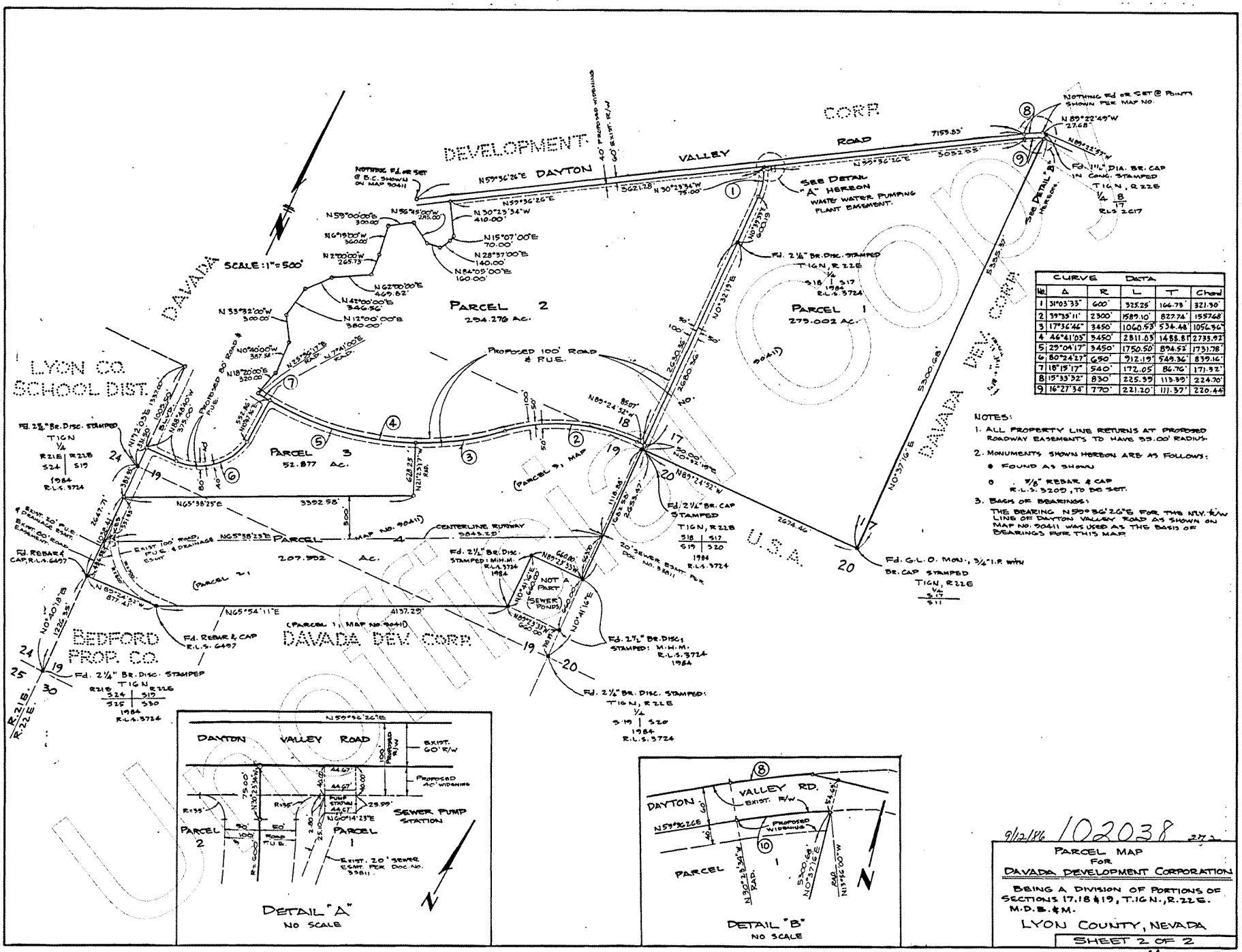
9/12/86 102038

PREPARED BY:
W.S.C.
WINCHELL SURVEYING CO.
P.O. BOX 880
MINDEN, NEVADA
89423
(702) 782-4200
DAVID D. WINCHELL
R.L.S. 3209

DAVADA DEVELOPMENT CORPORATION
BEING A DIVISION OF PORTIONS OF SECTIONS 17,18 & 19, T.16N., R.22E., M.D.B.&M.
LYON COUNTY, NEVADA

SHEET 1 OF 2

#16-28 1623 1-2



CURVE DATA					
No.	Δ	R	L	T	Chord
1	31°03'33"	600'	325.25'	166.79'	321.30'
2	39°35'11"	2300'	1589.10'	827.74'	1557.68'
3	17°36'46"	3450'	1060.53'	534.48'	1056.36'
4	46°41'03"	3450'	2811.05'	1488.81'	2733.92'
5	29°04'17"	3450'	1750.50'	894.52'	1731.78'
6	80°24'27"	650'	912.19'	549.36'	839.16'
7	18°19'17"	540'	172.05'	86.76'	171.32'
8	15°33'32"	830'	225.59'	113.39'	224.70'
9	16°27'34"	770'	221.20'	111.37'	220.44'

NOTES:

1. ALL PROPERTY LINE RETURNS AT PROPOSED ROADWAY EASEMENTS TO HAVE 55.00' RADIUS.
2. MONUMENTS SHOWN HEREON ARE AS FOLLOWS:
   - ● FOUND AS SHOWN
   - ○ 5/8" REBAR & CAP R.L.S. 5209, TO BE SET.
3. BASIS OF BEARINGS:
   THE BEARING N59°36'26"E FOR THE NLY. R/W LINE OF DAYTON VALLEY ROAD AS SHOWN ON MAP NO. 90411 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

9/12/96 102038 272

PARCEL MAP FOR DAVADA DEVELOPMENT CORPORATION

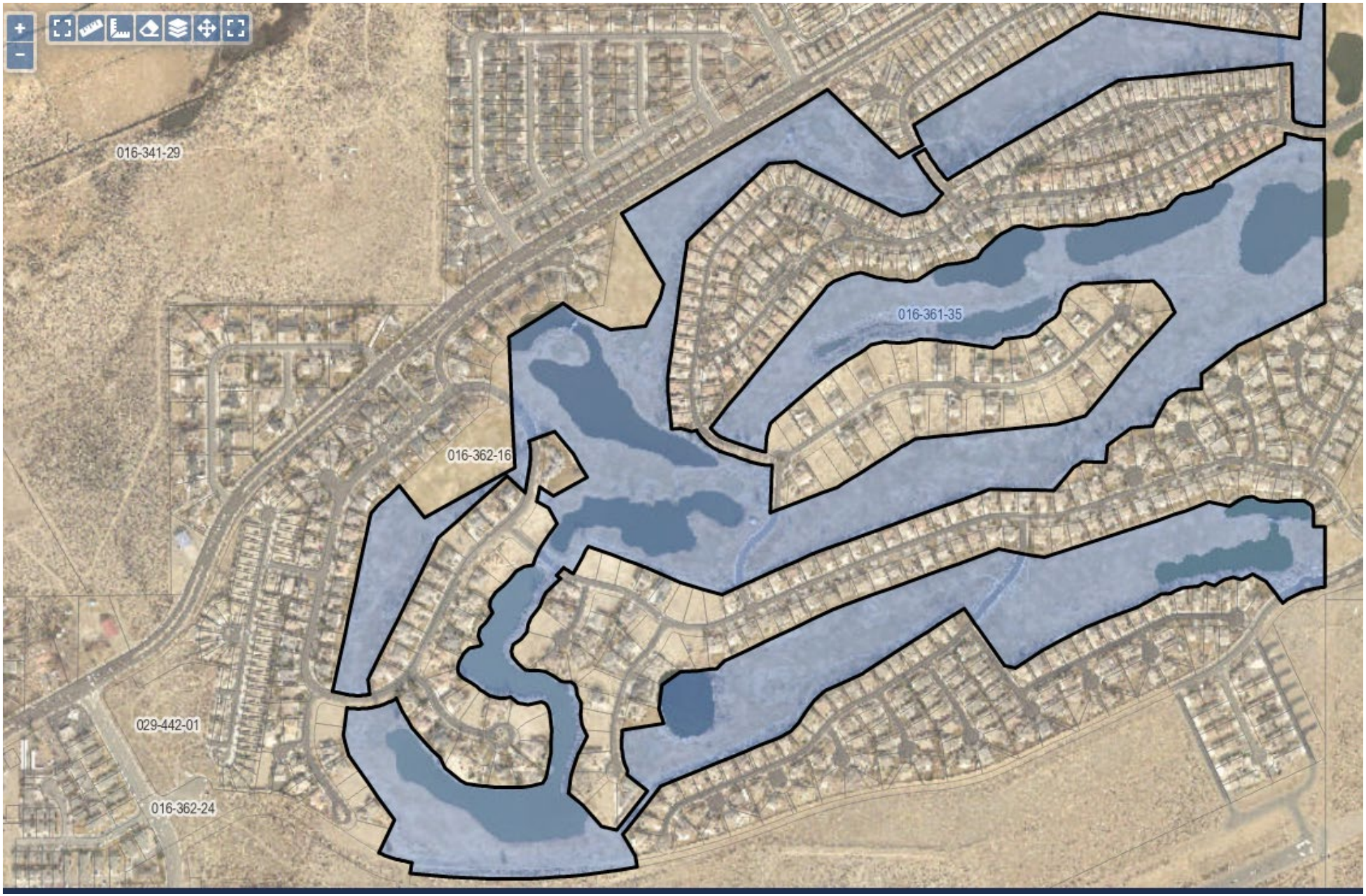
BEING A DIVISION OF PORTIONS OF SECTIONS 17, 18 & 19, T.16N., R.22E. M.D.B.&M.

LYON COUNTY, NEVADA

SHEET 2 OF 2

#1628 1623 2-2

DVCA0564



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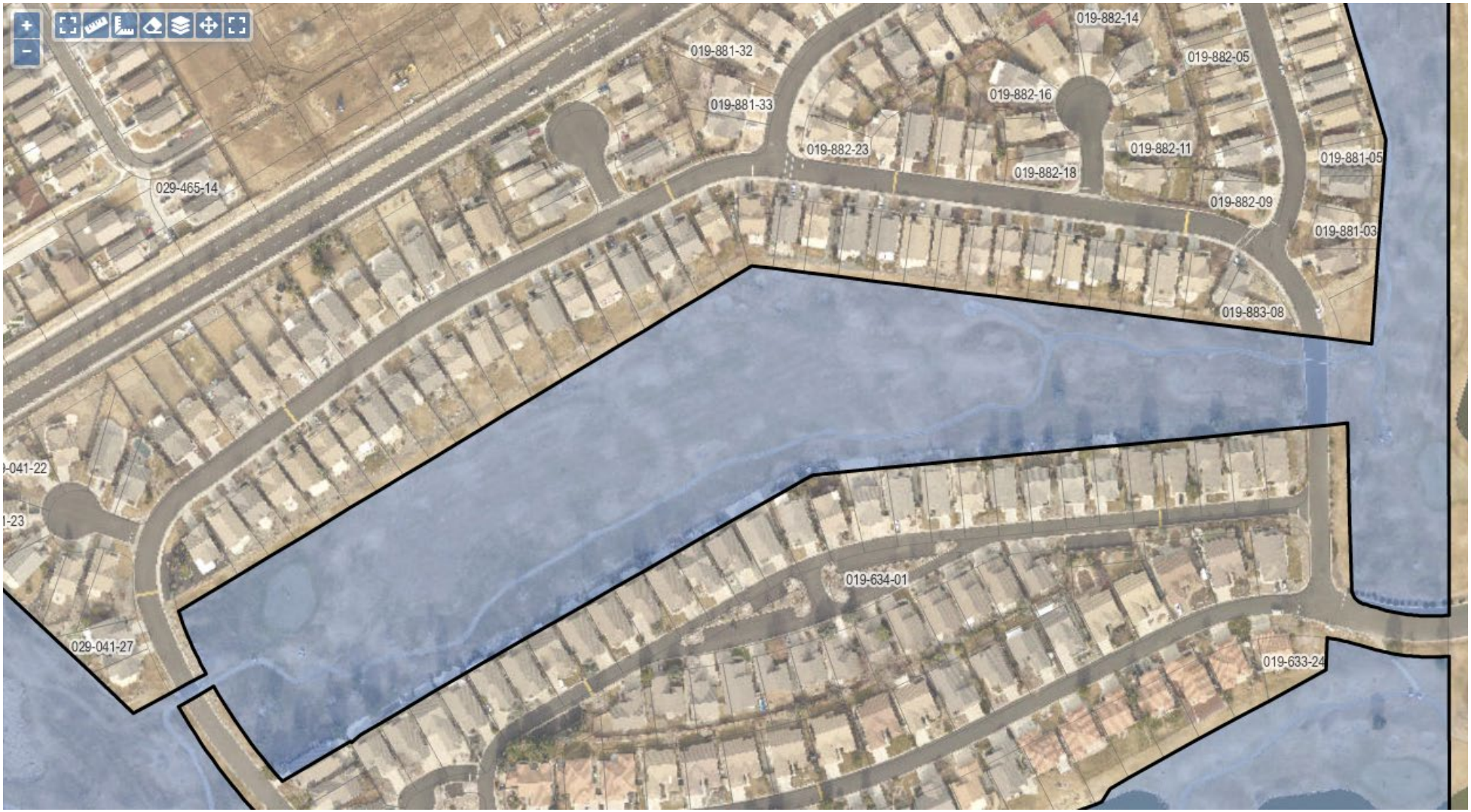
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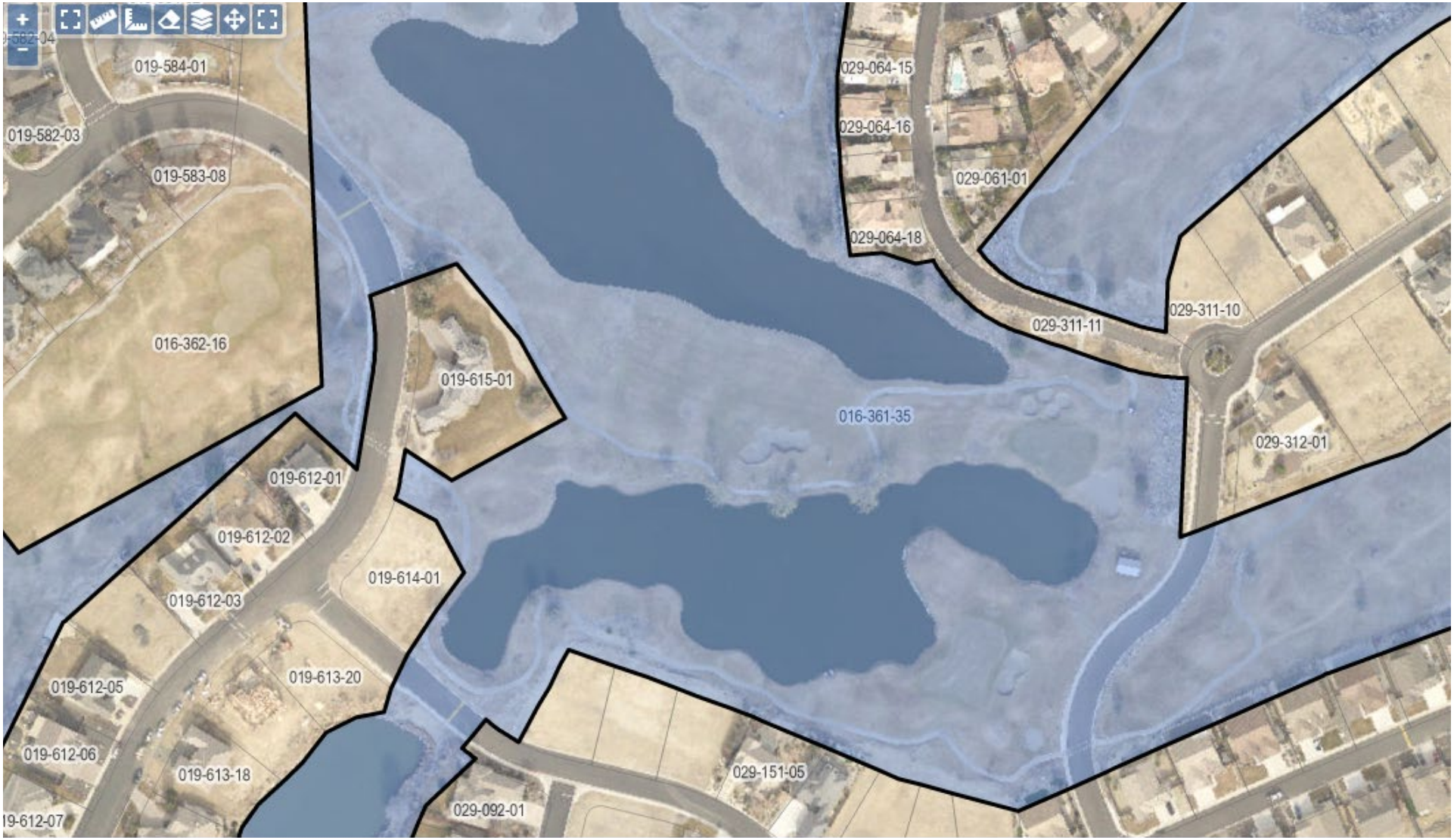
DVCA0566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DVCA0567


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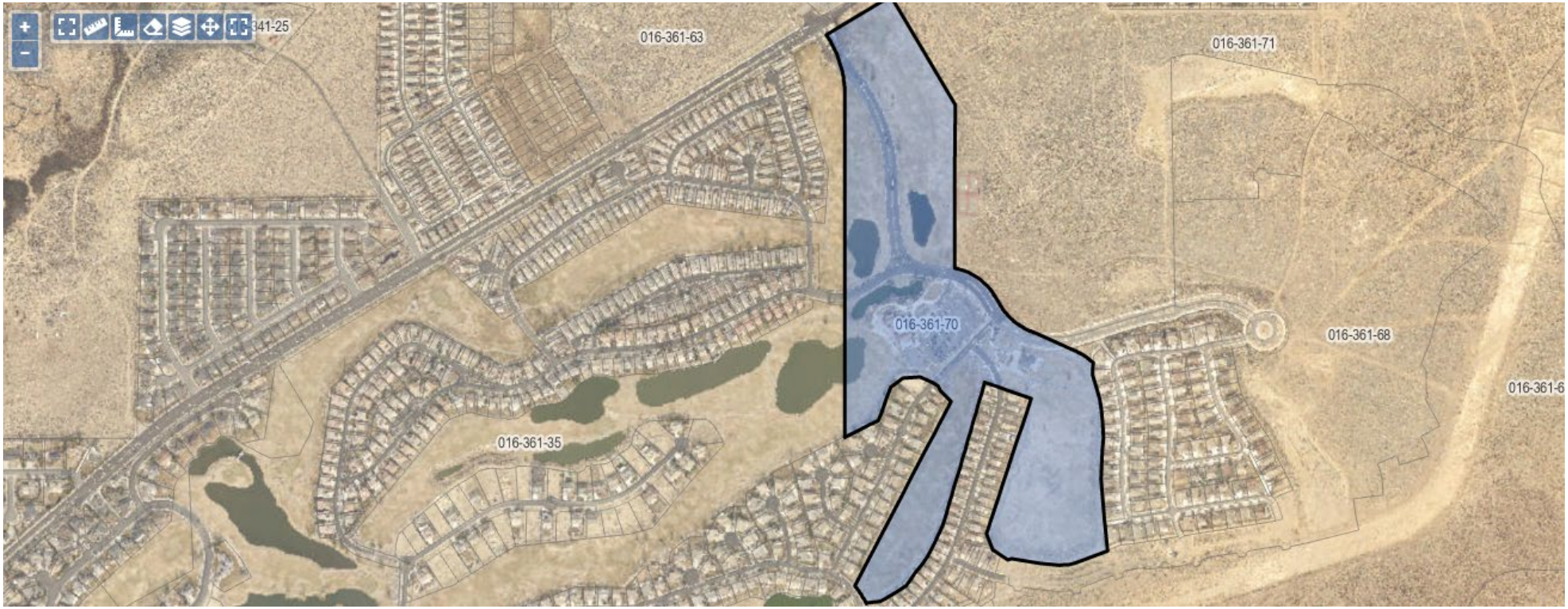
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DVCA0570


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019-871-03
016-361-35


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019-113-12
019-114-07
019-114-02
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016-362-16
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019-113-14
019-114-01
019-616-05
019-113-15
019-612-01

DVCA0572

Parcel 019-631-01

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Owners
EDNER, APRIL K
18387 HAMPSHIRE CT
MORGAN HILL, CA 95037-0000

Parcel Summary

Location	100 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	116
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-02

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Owners
SMITH, WAYNE B SR & JANE E TRS
SMITH, JANE E TR
102 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	102 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	117
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-03

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Owners

GENTRY, ALEXANDER P TRS ET AL
GENTRY, MARY VIRGINIA TR
104 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	104 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	118
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-04

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Owners

RAVENCROFT, MARK W TRS
106 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	106 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	119
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-05

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Owners

HARRIS, JOHN P & KRISTINE M
HARRIS, KRISTINE M
108 SAWGRASS LN
DAYTON, NV 89403

Parcel Summary

Location	108 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	120
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-06

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Owners

MC DONNELL, CRAIG ET AL
QUIROS, DIONNY FONSECA
110 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	110 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	121
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-07

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Owners
WALTON, VERNE M & SUSAN B
WALTON, SUSAN B
P O BOX 2978
STATELINE, NV 89449

Parcel Summary

Location	112 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	122
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-08

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Owners
SHELDON, JOHN C
114 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	114 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	123
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-09

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Owners

HADJIGHASEMI, FEREIDOUN TR
8 DENMAR CIR
CARSON CITY, NV 89703

Parcel Summary

Location	116 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	124
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-10

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Owners

ALLEN, LLOYD TRS
6533 CATKIN CT
HUGHSON, CA 95326-0000

Parcel Summary

Location	118 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	125
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-11

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Owners

SERIES 2 OF SELE PROPS LLC
214 CARNOUSTIE CT
DAYTON, NV 89403-0000

Parcel Summary

Location	120 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	126
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-12

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Owners

PRAUS LLC
P O BOX 1230
MOORPARK, CA 93021-0000

Parcel Summary

Location	122 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	127
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-13

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Owners

SWANK, ARDENA M TR
124 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	124 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	128
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-14

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Owners

CONDE, ARTHUR & DEBORAH
CONDE, DEBORAH
126 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	126 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	129
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-634-01

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Owners
DAYTON VALLEY COMMUNITY ASSOC
3246 N CARSON ST STE 100
CRSON CITY, NV 89706-0000

Parcel Summary

Location	0 DAYTON VALLEY, NV
Use Code	110: Vacant - Splinter and Other Unbuildable
Tax District	8.8: Central Lyon Fire District
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-29

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Owners
BLAIR, ROBERT LYNWOOD ET AL TRS
BLAIR, EILEEN THERESA TR
1449 DALE AVE
ARROYO GRANDE, CA 93420-0000

Parcel Summary

Location	204 SAWGRASS CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	144
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-28

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Owners

CROSS, ALLEN GARY
1305 W 26TH ST
ANCHORAGE, AK 99503-0000

Parcel Summary

Location	202 SAWGRASS CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	143
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-27

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Owners

GACIC, MARIA FIDELES I
200 SAWGRASS CT
DAYTON, NV 89403-0000

Parcel Summary

Location	200 SAWGRASS CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	142
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)
Map Documents	SUB156206



Parcel 019-631-26

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Owners
WIEDER, GARY ROBERT
150 SAWGRASS LN
DAYTON, NV 89403

Parcel Summary

Location	150 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	141
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-25

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Owners
KIDD, BRENT L
148 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	148 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	140
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-24

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Owners

HENSHALL, DEBORAH
146 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	146 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	139
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-23

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Owners

KREIE, ALVIN DOUGLAS & SHERYL
KREIE, SHERYL
144 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	144 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	138
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-22

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Owners

CONN, ROBERT C TR
237 LAURA SPRINGS CIR
GARDNERVILLE, NV 89460-0000

Parcel Summary

Location	142 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	137
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-631-21

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Owners

GAROFANO, DONALD / GAROFANO, GABRIEL R
GAROFANO, GABRIEL R
140 SAWGRASS LN
DAYTON, NV 89403-0000

Parcel Summary

Location	140 SAWGRASS LN DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	136
Subdivision	DAYTON VALLEY C C UNIT 4
Plat Maps	019-63.pdf (462kb)



Parcel 019-881-19

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Owners
YOUNGMAN, BRYCE
300 TORREY PINES DR
DAYTON, NV 89403-0000

Parcel Summary

Location	300 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	118
Subdivision	DAYTON VALLEY C C UNIT 6A
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514



Parcel 019-881-18

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Owners
DE COSTA, DENNIS P & DIANE A TRS
DE COSTA, DIANE A TRS
18699 N DEVRIES RD
LODI, CA 95242-0000

Parcel Summary

Location	630 CHAMPIONS DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	117
Subdivision	DAYTON VALLEY C C UNIT 6A
Plat Maps	019-88.pdf (493kb)
Map Documents	SUB260514 PAR182901



Parcel 019-881-20

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Owners

WALKER, INGRID KAY
WALKER, INGRID K
302 TORREY PINES DR
DAYTON, NV 89403-0000

Parcel Summary

Location	302 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	245
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514 SUB282826



Parcel 019-881-21

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Owners

MORET, CHERYL L
304 TORREY PINES DR
DAYTON, NV 89403-0000

Parcel Summary

Location	304 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	246
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514 SUB282826



Parcel 019-881-22

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Owners
MATTHEWS, GLENN EDWIN III ET AL
MATTHEWS, JENNIFER DENISE
306 TORREY PINES DR
DAYTON, NV 89403

Parcel Summary

Location	306 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	247
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	SUB282826 SUB260514 PAR182901



Parcel 019-881-23

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Owners
GONTANG, DAVID G & TRACI
GONTANG, TRACI
308 TORRY PINES DR
DAYTON, NV 89403-0000

Parcel Summary

Location	308 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	248
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514 SUB282826



Parcel 019-881-33

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Owners
KINSEY, DENISE L
328 TORREY PINES DR
DAYTON, NV 89403-0000

Parcel Summary

Location	328 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	258
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514 SUB282826



Parcel 019-881-32

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Owners
PENNY, GREGORY TROY ET AL
PENNY, SANDY LYNN
326 TORREY PINES DR
DAYTON, NV 89403-0000

Parcel Summary

Location	326 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	257
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514 SUB282826



Parcel 019-881-31

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Owners

VIGIL, LORRAINE
5040 HELLS BELLS RD
CARSON CITY, NV 89701

Parcel Summary

Location	324 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	256
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514 SUB282826



Parcel 019-881-30

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Owners

PAUL, JEREMIAH D & KYONGIM
PAUL, KYONGIM
322 TORREY PINES DR
DAYTON, NV 89403-0000

Parcel Summary

Location	322 TORREY PINES DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	255
Subdivision	DAYTON VALLEY C C UNIT 6B
Plat Maps	019-88.pdf (493kb)
Map Documents	PAR182901 SUB260514 SUB282826



Parcel 029-041-04

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Owners

HUTTON, ADRIANA L TR
114 TURNBERRY CT
DAYTON, NV 89403

Parcel Summary

Location	605 BIRKDALE CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	327
Subdivision	DAYTON VALLEY C C UNIT 6C
Plat Maps	029-04.pdf (379kb)
Map Documents	SUB302395 SUB282826 SUB260514 PAR182901



Parcel 029-041-03

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Owners

MILLS, CYNTHIA M & STEPHEN G
MILLS, STEPHEN G
604 BIRKDALE CT
DAYTON, NV 89403-0000

Parcel Summary

Location	604 BIRKDALE CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	328
Subdivision	DAYTON VALLEY C C UNIT 6C
Plat Maps	029-04.pdf (379kb)
Map Documents	PAR182901 SUB260514 SUB282826 SUB282826



Parcel 029-041-22

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Owners

TUCAN INVESTMENTS LLC
P O BOX 10366
ZEPHYR COVE, NV 89448

Parcel Summary

Location	706 DORNOCH CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	309
Subdivision	DAYTON VALLEY C C UNIT 6C
Plat Maps	029-04.pdf (379kb)
Map Documents	SUB302395 SUB282826 SUB260514 PAR182901



Parcel 029-041-21

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Owners

DAVIS, BRYAN BRADFORD
1620 ESMERALDA AVE
MINDEN, NV 89423-0000

Parcel Summary

Location	704 DORNOCH CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	310
Subdivision	DAYTON VALLEY C C UNIT 6C
Plat Maps	029-04.pdf (379kb)
Map Documents	PAR182901 SUB260514 SUB282826 SUB282826



Parcel 029-092-03

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Owners

ROBINSON, KIRK B & VANESSA L TRS ET AL
ROBINSON, VANESSA L TRS
BROWN, MICHAEL
BRANCH, ANITA
360 BAYHILL CIR
DAYTON, NV 89403

Parcel Summary

Location	405 KINGSBARN CT DAYTON VALLEY, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.8: Central Lyon Fire District
Block/Lot	3
Subdivision	DAYTON VALLEY C C UNIT 2F
Plat Maps	029-09.pdf (351kb)
Map Documents	SUB308216



Parcel 029-092-02

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Owners

ESTRADA, KARLA I
403 KINGSBARN CT
DAYTON, NV 89403-0000

Parcel Summary

Location	403 KINGSBARN CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	2
Subdivision	DAYTON VALLEY C C UNIT 2F
Plat Maps	029-09.pdf (351kb)
Map Documents	SUB308216



Parcel 019-612-02

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Owners

BARACH, JAMES ET AL
BARACH, MARY JO
BARACH-KOCHEN, KATHRYN
363 BAYHILL CIR
DAYTON, NV 89403-0000

Parcel Summary

Location	363 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	50
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-01

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Owners

JOHNSTON, GORDON & GENEVIEVE TRS
JOHNSTON, GENEVIEVE TRS
365 BAYHILL CIR
DAYTON, NV 89403-0000

Parcel Summary

Location	365 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	51
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-03

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Owners
RAEL, CELESTINO JR ET AL
RAEL, DONNA MARIE
9059 ARDEN DR
MENTOR, OH 44060

Parcel Summary

Location	361 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	49
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-04

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Owners
COOPER, MELVIN ADKINS ET AL TRS
COOPER, VICKIE LYNN TR
60 LLAMA CT
RENO, NV 89511

Parcel Summary

Location	359 BAYHILL CIR DAYTON VALLEY, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.8: Central Lyon Fire District
Block/Lot	48
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-613-10

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Owners

FRINK, GENE D
406 GLENEAGLES CT
DAYTON, NV 89403-0000

Parcel Summary

Location	406 GLENEAGLES CT DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	64
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-11

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Owners

FEATHER, KORNELIA G & MITCHELL D
FEATHER, MITCHELL
345 BAYHILL CIR
DAYTON, NV 89403-0000

Parcel Summary

Location	345 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	41
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-11

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Owners
FEATHER, KORNELIA G & MITCHELL D
FEATHER, MITCHELL
345 BAYHILL CIR
DAYTON, NV 89403-0000

Parcel Summary

Location	345 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	41
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-09

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Owners
HIPSLEY, RICHARD & LEANNE
HIPSLEY, LEANNE
349 BAYHILL CIR
DAYTON, NV 89403-0000

Parcel Summary

Location	349 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	43
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-08

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Owners

WATSON, JOHN RICHARD ET AL
WATSON, BEATRIZ MARTA
351 BAYHILL CIR
DAYTON, NV 89403-0000

Parcel Summary

Location	351 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	44
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 019-612-07

Tax Collection for this Parcel · Print this page

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Owners

STEVENS, KARINA LESLIE TR
353 BAY HILL CIR
DAYTON, NV 89403-0000

Parcel Summary

Location	353 BAYHILL CIR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	45
Subdivision	DAYTON VALLEY C C UNIT 2
Plat Maps	019-61.pdf (577kb)



Parcel 029-141-17

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Owners

BAILEY, LAMAR & DANNY LOU TRS
BAILEY, DANNY LOU TR
834 BALLYBUNION DR
DAYTON, NV 89403-0000

Parcel Summary

Location	834 BALLYBUNION DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	14
Subdivision	DAYTON VALLEY C C UNIT 7A
Plat Maps	029-14.pdf (409kb)
Map Documents	SUB318691 SUB307894 PAR232542 PAR182901



Parcel 029-141-18

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Owners

MILTON, DONNA G
832 BALLYBUNION DR
DAYTON, NV 89403-0000

Parcel Summary

Location	832 BALLYBUNION DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	13
Subdivision	DAYTON VALLEY C C UNIT 7A
Plat Maps	029-14.pdf (409kb)
Map Documents	PAR182901 PAR232542 SUB307894 SUB307894



Parcel 029-141-24

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Owners

MORRIS, ROBERT W & KATHY S
MORRIS, KATHY S
818 BALLYBUNION DR
DAYTON, NV 89403-0000

Parcel Summary

Location	818 BALLYBUNION DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	7
Subdivision	DAYTON VALLEY C C UNIT 7A
Plat Maps	029-14.pdf (409kb)
Map Documents	PAR182901 PAR232542 SUB307894 SUB307894



Parcel 029-141-25

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Owners

BARONE, DEBRA
816 BALLYBUNION DR
DAYTON, NV 89403

Parcel Summary

Location	816 BALLYBUNION DR DAYTON VALLEY, NV
Use Code	200: Single Family Residence
Tax District	8.8: Central Lyon Fire District
Block/Lot	6
Subdivision	DAYTON VALLEY C C UNIT 7A
Plat Maps	029-14.pdf (409kb)
Map Documents	SUB318691 SUB307894 PAR232542 PAR182901



DOC# 458576
05/04/2010 03:37PM
Official Record
Requested By
WESTERN TITLE INC RIDGE
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 14 Fee: [illegible].00
Recorded By AT RPTT: [illegible].00

0458576

APN# : PORTIONS OF 016-361-35 ; 016-361-58 AND 016-362-16

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 030139-PAH

When Recorded Mail To:
DAYTON VALLEY INVESTORS, LLC
5525 KIETZKE LANE STE 100
RENO,NEVADA 89511

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____
P HANSON ESCROW OFFICER

ACCESS AND UTILITY EASEMENT (STREETS WITHIN GOLF COURSE)

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

Unofficial Copy

WHEN RECORDED, RETURN TO GRANTEE AT:

Dayton Valley Investors, LLC
5525 Kietzke Lane, Suite 100
Reno, Nevada 89511

APNs: portions of 016-361-35; 016-361-58 and
016-362-16

Escrow No. 030139-PAH

Copy

ACCESS AND UTILITY EASEMENT
(Streets Within Golf Course)

For and in consideration of the sum of Ten Dollars ($10.00) paid by Grantee to Grantor (as hereinafter defined), receipt of which is hereby acknowledged, **THREE- J, INC.**, a Delaware corporation, hereinafter referred to as "Grantor", does hereby grant and convey: (i) a perpetual, nonexclusive easement for vehicular and pedestrian traffic; and (ii) a perpetual easement for the purpose of constructing, repairing and maintaining street and utility improvements, including without limitation, paving, curb, gutter, gas, electric, water, sewer, telephone, storm drain, ditches and culverts and cable TV (the "Improvements"), over, under and across that certain real property described in Exhibit "A", attached hereto, (the "Property") to: **DAYTON VALLEY GOLF INVESTORS, LLC**, a Nevada limited liability company, and its agents, employees, contractors, representatives, invitees and licensees for the benefit of that certain real property described on Exhibit "B-1"; to **LAKEMONT LEGADO, LLC**, a Delaware limited liability company, and its agents, employees, contractors, representatives, invitees and licensees for the benefit of that certain real property described on Exhibit "B-2"; and to **LEGADO HOMES, LLC**, a Nevada limited liability company, and its agents, employees, contractors, representatives, invitees and licensees for the benefit of that certain real property described on Exhibit "B-3". Dayton Valley Investors, LLC, Lakemont Legado, LLC and Legado Homes, LLC are referred to collectively as "Grantee". Exhibits "B-1", "B-2" and "B-3" are collectively referred to as the "Benefitted Area." . All real property described herein is located in Washoe County, Nevada.

1. Laws, Permits, Approvals. Grantee shall comply with all applicable laws in its use of the easement and the Property and shall obtain all permits and approvals required by any applicable government entity in connection with Grantee's use of the Property as permitted hereunder. Grantor agrees to cooperate with Grantee in obtaining all such permits or approvals and shall execute all documents reasonably required to effectuate the intent of this easement; provided that Grantor shall incur no expense or liability for said cooperation.

2. Construction, Maintenance And Repair/Indemnity. Grantee shall have no responsibility for construction, maintenance or repair of the Property and Improvements on the Property including snow removal, and Grantee shall indemnify, defend and hold Grantor harmless for any claims, causes of action or liability arising therefrom.

3. Utilities. Grantor and Grantee agree to cooperate and execute any utility easements requested by a utility purveyor for construction, use, operation, repair and maintenance of utility Improvements on the Property; provided that Grantor shall incur no expense or liability.

4. Successors And Assigns. This Agreement shall be binding upon all parties and their heirs, successors, and assigns, and is intended to run with the land and to bind the successors in interest to the Property and the Benefitted Area and shall constitute burdens and benefits on the Property and Benefitted Area.

5. Grantor Access Rights. Grantor shall have the right of access on the Property for the purpose of use, construction, maintenance and repair of improvements on Grantor's parcel of which the Property is a part, such as repair and maintenance of golf course improvements or other improvements, and Grantee's Improvements shall not interfere with the use and enjoyment by Grantor of the Property.

6. Enforcement. The parties shall be entitled to enforce the provisions of this easement with all remedies at law or in equity, including specific performance.

IN WITNESS WHEREOF, this instrument has been executed effective s of the date last below written.

THREE-J, Inc., a Delaware corporation

By: _____
Edward Johanson
Its: President
Date: 4/6/10

DAYTON VALLEY INVESTORS LLC, a Nevada limited liability company

By: Wade Dayton, LLC, a Nevada limited liability company
Its: Manager

By: _____
Joe Wade
Its: Chief Executive Officer
Date: 4/5/10

By: _____
Patricia M. Wade
Its: President
Date: 4-5-10

Unofficial Document

LEGADO HOMES, LLC, a Nevada limited liability company

By: Silverado Homes, Inc.

By: Edward Johanson

Its: President

Date: 4/6/10

By: Lakemont Dayton, LLC, a Nevada limited liability company

Its: Manager

By: Lakemont Homes Nevada, Inc., a Nevada corporation

Its: Manager

By: Edward Johanson

Its: President

Date: 4/6/10

LAKEMONT LEGADO, LLC, a Delaware limited liability company

By: Lakemont Homes Nevada, Inc., a Nevada corporation, its Manager

By: Edward Johanson, President

Date: 4/6/10

Unofficial Document

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 5th day of April, 2010, personally appeared before me, a Notary Public, JOE WADE, whose name is subscribed to the foregoing Agreement, and who acknowledged to me that he executed the foregoing document.

TINA FORD
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-06-10
Certificate No: 02-76393-2

NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 5th day of April, 2010, personally appeared before me, a Notary Public, PATRICIA M. WADE, whose name is subscribed to the foregoing Agreement, and who acknowledged to me that she executed the foregoing document.

TINA FORD
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-06-10
Certificate No: 02-76393-2

NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 6th day of APRIL, 2010, personally appeared before me, a Notary Public, EDWARD JOHANSON, whose name is subscribed to the foregoing Agreement, and who acknowledged to me that he executed the foregoing document.

TENA YERED
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-22-2011
Certificate No: 08-5443-2

NOTARY PUBLIC

S:\Dayton Valley Golf\Access and Utility Easement-Streets(5).doc
April 5, 2010

UNOFFICIAL DOCUMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 6th day of April, 2010, personally appeared before me, a Notary Public, EDWARD JOHANSON, whose name is subscribed to the foregoing Agreement and who acknowledged to me that he executed the foregoing document.

JENNA YERED
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-22-2011
Certificate No: 08-5443-2

NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 6th day of April, 2010, personally appeared before me, a Notary Public, Silverado Homes Inc., as president of LEGADO HOMES, LLC, a Nevada limited liability company.

JENNA YERED
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-22-2011
Certificate No: 08-5443-2

NOTARY PUBLIC

Unofficial Copy

EXHIBIT "A"

STREET DESCRIPTIONS

Parcels of land situated within Sections 17, 18 and 19, T16N, R22E, MDM, Lyon County, Nevada, more particularly described as follows:

Street Area 1:
That street area as shown on the plat of Dayton Valley Country Club Unit 4, recorded on November 5, 1992 as Document No. 156206; as described on that access easement recorded November 30, 2000 as Document No. 255002; and as described on that access easement recorded January 17, 2007 as Document No. 399000; Official Records of Lyon County, Nevada; more particularly described as follows:

Beginning at a point common to the southeasterly line of Dayton Valley Road and the westerly line of Palmer Drive as shown on the said plat of Dayton Valley Country Club Unit 4;
thence along the said southeasterly line of Dayton Valley Road, N 59°35'31" E, 184.00 feet to a point on the easterly line of Palmer Drive;
thence along said easterly line of Palmer Drive the following fifteen (15) courses and distances:
on the arc of a tangent 35.00 foot radius curve to the left from a tangent bearing S 59°35'31" W through a central angle of 90°00'00" a distance of 54.98 feet to a point of compound curvature;
on the arc of a 1043.00 foot radius curve to the left through a central angle of 11°22'25" a distance of 207.04 feet;
S 32°43'33" E, 53.27 feet;
on the arc of a non-tangent 1000.00 foot radius curve to the right from a tangent bearing S 38°45'58" E through a central angle of 37°57'33" a distance of 662.51 feet;
S 00°48'25" E, 64.48 feet;
on the arc of a 2300.00 foot radius curve to the left through a central angle of 06°42'30" a distance of 269.29 feet;
S 07°30'55" E, 36.31 feet;
on the arc of a 35.00 foot radius curve to the left through a central angle of 55°28'55" a distance of 33.89 feet to a point of reverse curvature;
on the arc of a 115.00 foot radius curve to the right through a central angle of 37°27'50" a distance of 75.19 feet to a point of reverse curvature;
on the arc of a 35.00 foot radius curve to the left through a central angle of 55°28'55" a distance of 33.89 feet;
S 81°00'55" E, 147.95 feet;
on the arc of a 300.00 foot radius curve to the right through a central angle of 50°17'39" a distance of 307.28 feet;
S 30°43'16" E, 53.62 feet;
on the arc of a 365.00 foot radius curve to the left through a central angle of 39°21'42" a distance of 250.75 feet;
S 69°08'16" E, 230.06 feet;
thence S 75°31'36" W, 127.48 feet;
thence S 19°55'15" W, 8.17 feet to a point on the westerly line of said Palmer Drive;
thence along said westerly line of Palmer Drive the following two (2) courses and distances:

N 70°04'45" W, 124.00 feet;
on the arc of a non-tangent 465.00 foot radius curve to the right from a tangent bearing N 70°05'00" W through a central angle of 24°51'16" a distance of 201.71 feet to a point on the southeasterly line of Cypress Point Drive;
thence along said southeasterly line of Cypress Point Drive, S 44°36'28" W, 123.66 feet;
thence along the arc of a 14.50 foot radius curve to the left through a central angle of 90°00'00" a distance of 22.78 feet to a point on the northeasterly line of Lakeview Drive ;
thence along said northeasterly line of Lakeview Drive the following two (2) courses and distances:
S 45°23'32" E, 57.93 feet;
on the arc of a 328.67 foot radius curve to the right through a central angle of 37°34'03" a distance of 215.51 feet to a point on the northeasterly line of Dayton Valley Country Club Unit 8A, as shown on the plat thereof, recorded on April 20, 2004 as Document No. 318620, Official Records of Lyon County, Nevada;
thence along said northeasterly line of Dayton Valley Country Club Unit 8A, N 70°00'51" W, 71.73 feet to a point on the southwesterly line of said Lakeview Drive;
thence along said southwesterly line of Lakeview Drive the following two (2) courses and distances:
on the arc of a non-tangent 267.33 foot radius curve to the left from a tangent bearing N 15°00'52" W through a central angle of 30°22'40" a distance of 141.74 feet;
N 45°23'32" W, 62.43 feet;
thence along the arc of a 10.00 foot radius curve to the left through a central angle of 90°00'00" a distance of 15.71 feet to a point on the said southeasterly line of Cypress Point Drive;
thence along the said southeasterly line of Cypress Point Drive, S 44°36'28" W, 259.75 feet to a point on the northeasterly line of Dayton Valley Country Club Unit 5A, as shown on the plat thereof, recorded on April 19, 2001 as Document No. 259889, Official Records of Lyon County, Nevada;
thence said northeasterly line of Dayton Valley Country Club Unit 5A, N 30°16'16" W, 33.39 feet;
thence N 63°18'03" W, 39.00 feet to a point on the northwesterly line of said Cypress Point Drive;
thence along said northwesterly line of said Cypress Point Drive, N 44°36'28" E, 477.94 feet to a point on the said westerly line of Palmer Drive;
thence along said westerly line of Palmer Drive the following six (6) courses and distances:
on the arc of a non-tangent 465.00 foot radius curve to the right from a tangent bearing N 36°39'02" W through a central angle of 05°55'46" a distance of 48.12 feet;
N 30°43'16" W, 53.62 feet;
on the arc of a 290.00 foot radius curve to the left through a central angle of 50°17'39" a distance of 219.45 feet;
N 81°00'55" W, 147.93 feet;
on the arc of a 35.00 foot radius curve to the left through a central angle of 55°28'55" a distance of 33.89 feet to a point of reverse curvature;
on the arc of a 115.00 foot radius curve to the right through a central angle of 78°28'09" a distance of 157.50 feet to a point of reverse curvature;
thence along the arc of a 35.00 foot radius curve to the left through a central angle of 64°19'15" a distance of 39.29 feet to a point on the southerly line of La Costa Avenue;
thence along the said southerly line of La Costa Avenue the following two (2) courses and distances:
S 57°39'05" W, 94.81 feet;

on the arc of a 330.00 foot radius curve to the right through a central angle of 28°19'16" a distance of 163.12 feet to a point on the west line of said Section 17;
thence along said west line of Section 17, N 00°31'24" E, 60.23 feet to a point on the northerly line of said La Costa Avenue;
thence along said northerly line of La Costa Avenue the following two (2) courses and distances:
on the arc of a non-tangent 270.00 foot radius curve to the left from a tangent bearing N 84°57'30" E through a central angle of 27°18'25" a distance of 128.68 feet;
N 57°39'05" E, 94.81 feet;
thence along the arc of a 35.00 foot radius curve to the left through a central angle of 64°19'15" a distance of 39.29 feet to a point on the westerly line of said Palmer Drive and a point of reverse curvature;
thence along said westerly line of Palmer Drive the following nine (9) courses and distances:
on the arc of a 115.00 foot radius curve to the right through a central angle of 54°38'09" a distance of 109.66 feet to a point of reverse curvature;
on the arc of a 35.00 foot radius curve to the left through a central angle of 55°28'55" a distance of 33.89 feet;
N 07°30'55" W, 36.31 feet;
on the arc of a 2400.00 foot radius curve to the right through a central angle of 06°42'30" a distance of 281.00 feet;
N 00°48'25" W, 64.48 feet;
on the arc of a 900.00 foot radius curve to the left through a central angle of 37°57'33" a distance of 596.26 feet;
N 48°42'38" W, 47.69 feet;
on the arc of a non-tangent 1157.00 foot radius curve to the right from a tangent bearing N 41°46'54" W through a central angle of 11°22'26" a distance of 229.67 feet to a point of reverse curvature;
on the arc of a 35.00 foot radius curve to the left through a central angle of 90°00'00" a distance of 54.98 feet to the point of beginning.
Basis of bearings is the Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

Those street areas being a portion of Parcel 3 of that Parcel Map for COMLAW NO. 445 LIMITED, recorded April 19, 1999 as Document No. 232542, in the office of the Lyon County Recorder, described as follows:

Street Area 2:
Beginning at a point on the east line of said Section 18, from which the southeast corner thereof bears S 00°32'[illegible] W, 58.04 feet;
thence along the arc of a 450.00 foot radius curve to the right from a tangent bearing S 79°41'22" W through a central angle of 03°28'32" a distance of 27.30 feet;
thence along the arc of a 350.00 foot radius curve to the left from a tangent bearing S 83°09'58" W through a central angle of 29°58'13" a distance of 183.08 feet;
thence N 36°48'15" W, 50.00 feet; thence along the arc of a 400.00 foot radius curve to the right from a tangent bearing N 53°11'45" E through a central angle of 29°58'13" a distance of 209.23 feet

Original Document

thence along the arc of a 400.00 foot radius curve to the left from a tangent bearing N 83°09'54" E through a central angle of 04°51'05" a distance of 33.87 feet to a point on the said east line of Section 18;
thence along said east line of Section 18, S 00°32'19" W, 51.03 feet to the point of beginning.
Basis of bearings is said Parcel Map for COMLAW NO. 445 LIMITED.

Street Area 3:
Beginning at the most southwesterly corner of said Parcel 3 of that Parcel Map for COMLAW NO. 445 LIMITED, from which point the most southerly corner of Lot 124 of Dayton Valley Country Club Unit 2E, as shown on the plat thereof, recorded on June 6, 1996 as Document No. 194108, Official Records of Lyon County, Nevada, bears N 25°56'17" E, 50.00 feet;
thence along the south line of said Parcel 3 the following two (2) courses and distances:
on the arc of a 540.00 foot radius curve to the left from a tangent bearing S 64°03'40" E through a central angle of 18°15'17" a distance of 172.05 feet to a point of compound curvature;
on the arc of a 3450.00 foot radius curve to the left through a central angle of 17°15'14" a distance of 1038.92 feet;
thence N 09°34'14" W, 50.00 feet; thence along the arc of a 3400.00 foot radius curve to the right from a tangent bearing S 80°25'49" W through a central angle of 17°15'14" a distance of 1023.87 feet to a point of compound curvature;
thence along the arc of a 490.00 foot radius curve to the right through a central angle of 18°15'17" a distance of 156.12 feet;
thence S 25°56'17" W, 50.00 feet to the point of beginning.
Basis of bearings is said Parcel Map for COMLAW NO. 445 LIMITED.

Street Area 4:
Beginning at a point on the northeasterly line of Bayhill Circle, said point also being the southeast corner of Lot 11 of Dayton Valley Country Club Unit 1, as shown on the plat thereof, recorded on August 17, 1989 as Document No. 128598, Official Records of Lyon County, Nevada;
thence S 15°12'12" W, 60.00 feet to a point on the southwesterly line of said Bayhill Circle;
thence along said southwesterly line of Bayhill Circle the following two (2) courses and distances:
on the arc of a 161.65 foot radius curve to the right from a tangent bearing S 74°47'48" E through a central angle of 00°53'29" a distance of 2.51 feet to a point of compound curvature;
on the arc of a 272.00 foot radius curve to the right through a central angle of 59°53'18" a distance of 284.31 feet;
thence N 75°58'49" E, 60.00 feet to a point on the said northeasterly line of Bayhill Circle;
thence along said northeasterly line of Bayhill Circle the following two (2) courses and distances:
on the arc of a 332.00 foot radius curve to the left from a tangent bearing N 14°01'01" W through a central angle of 59°53'18" a distance of 347.02 feet to a point of compound curvature;
on the arc of a 221.65 foot radius curve to the left through a central angle of 00°53'29" a distance of 3.45 feet to the point of beginning.
Basis of bearings is said Parcel Map for COMLAW NO. 445 LIMITED.

Street Area 5:
A strip of land fifty (50) feet in width, the centerline of which is more particularly described as follows:

Beginning at the most westerly terminus of the centerline of St. Andrews Drive, as shown on the plat of Dayton Valley Country Club Unit 2F, as shown on the plat thereof, recorded on November 13, 2003 as Document No. 308216, Official Records of Lyon County, Nevada;
thence along said centerline the following two (2) courses and distances:
on the arc of a 275.00 foot radius curve to the right from a tangent bearing N 49°25'12" W through a central angle of 00°07'59" a distance of 0.64 feet;
thence N 49°17'12" W 131.21 feet, more or less, to the terminus of the centerline of St. Andrews Drive as shown on the plat of Dayton Valley Country Club Unit 2, as shown on the plat thereof, recorded on December 6, 1990 as Document No. 138166, Official Records of Lyon County, Nevada, the point of ending.
The side lines of said easement are to be extended truncated as to terminate in the easterly boundary of said Dayton Valley Country Club Unit 2.
Basis of bearings is the Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

Street Area 6:
That access easement recorded April 25, 2001 as Document No. 260138, Official Records of Lyon County, Nevada.

Street Area 7:
That access easement recorded August 18, 2003 as Document No. 302298, Official Records of Lyon County, Nevada.

Street Area 8:
That access easement recorded September 26, 2003 as Document No. 304948, Official Records of Lyon County, Nevada.

Street Area 9:
That access easement recorded March 31, 2005 as Document No. 346797, Official Records of Lyon County, Nevada.

PROFESSIONAL LAND SURVEYOR
GEORGE
FONG
Exp: 6
NEVADA
4/1/10

Grand Mtn Engineering
9408 Double R Boulevard, Suite B
Reno, NV 89521

Unofficial Copy

EXHIBIT "B-1"

BENEFITED PARCELS

Parcels of land situated within Section 17, T16N, R22E, MDM, Lyon County, Nevada, more particularly described as follows:

Adjusted Parcel 1, Adjusted Parcel 2 and Adjusted Parcel 3 as described in that Quitclaim Deed recorded July 25, 2006 as Document No. 387108 and as depicted on that Record of Survey Map recorded on July 25, 2006 as Document No. 387107, Official Records of Lyon County, Nevada.

APN 016-361-64, 65 and 66

Unofficial Copy

EXHIBIT "B-2"

BENEFITED PARCEL

A parcel of land situated within Section 17, T16N, R22E, MDM, Lyon County, Nevada, more particularly described as follows:

Parcel A as shown on the plat of The Lakes at Dayton Valley Village 9 – Phase 1A, recorded on March 22, 2007 as Document No. 402920, Official Records of Lyon County, Nevada.

APN 016-361-68

Unofficial Copy

EXHIBIT "B-3"

BENEFITED PARCELS

Parcels of land situated within Sections 17 and 18, T16N, R22E, MDM, Lyon County, Nevada, more particularly described as follows:

Lots 3, 4 and 12 as shown on the plat of Dayton Valley Country Club Unit 5A, recorded on April 19, 2001 as Document No. 259889, Official Records of Lyon County, Nevada.

APN 019-871-03 and 04, and 019-872-12

Lot 64 as shown on the plat of Dayton Valley Country Club Unit 5H, recorded on May 5, 2005 as Document No. 350061, Official Records of Lyon County, Nevada.

APN 029-321-20

Lot 155 as shown on the plat of Dayton Valley Country Club Unit 5E, recorded on April 6, 2006 as Document No. 379116, Official Records of Lyon County, Nevada.

APN 029-473-17

Unofficial Copy

DOC# 522345
06/16/2014 03:18PM
Official Record
Requested By
WESTERN TITLE COMPANY
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 26 Fee: $61.00
Recorded By BKC

0522345

APN# : None (Streets)
RPTT: $0.00
APN - various 016-361-62 - See Attached

Recording Requested By:
Western Title Company, Inc.
Escrow No.: PAHACCM6

When Recorded Mail To:
Dayton Valley Investors, LLC
5525 Kietzke Lane, ste 102
Reno, NV
89511
Attn: Ed Johanson
PAHACCM6
Mail Tax Statements to: (deeds only)

(Space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____ **Escrow**
K Gailmartin

This document is being recorded as an accommodation only.

Grant of Access and Utility Easement

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

Unofficial Copy

APN: None (Streets)
RPTT: $0.00
APN -various 016-361-62 - SEE ATTACHED
After Recordation Return To:
Dayton Valley Investors, LLC
5525 Kietzke Ln, Ste 102
Reno, NV 89511
Attn: Ed Johanson

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

PAHAdem

Copy

GRANT OF ACCESS AND UTILITY EASEMENT

THIS INDENTURE, made and entered into this 24 day of April, 2014, by DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company (hereinafter referred to as "Grantor"), in favor of LD LOTS, LLC, SILVERADO DAYTON VALLEY, INC., and LEGADO COMMUNITY ASSOCIATION (each hereinafter referred to as "Grantee").

GRANT OF EASEMENT

Grantor hereby grants to each Grantee, its successors and assigns in its **AS IS** condition without warranty of title of any kind or nature, a perpetual and non-exclusive easement across that certain real property situate in the County of Lyon, State of Nevada, more fully described on Exhibit "A" (collectively, the "Streets") for the purposes of (i) vehicular and pedestrian access, ingress and egress to the property owned by Grantee described in Exhibit "B" attached hereto and any other adjacent property owned or hereafter acquired by the Grantee or its successors or assigns (collectively, the "Grantee Property"), (ii) constructing street improvements, (iii) constructing and maintaining underground utility facilities to provide service to the Grantee Property, and (iv) all uses incidental to the foregoing, including the right but not the obligation to repair, maintain and/or replace any improvements thereon and therein.

THIS GRANT OF EASEMENT and the terms contained herein shall run with the land, shall be binding upon Grantor, it successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents duly to be executed the day and year first above written.

DAYTON VALLEY INVESTORS, LLC, a
Nevada limited liability company

By: Wade Dayton, LLC,
A Nevada limited liability company,
Its: Manager

By: Joe Wade
Joe Wade, Chief Executive Officer

By: Lakemont Dayton LLC,
A Nevada limited liability company
Its: Manager

By: Lakemont Homes Nevada, Inc.,
A Nevada corporation,
Its: Manager

By:
Edward Johanson
President

STATE OF NEVADA)
ss.
COUNTY OF WASHOE)

On the 24 day of April, 2014, before me, a notary public in and for said State, personally appeared Joe Wade, as Manager of Dayton Valley Investors, LLC proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

ANGELA M. ARGUELLO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-2934-2 - Expires August 11, 2017

NOTARY PUBLIC

STATE OF NEVADA)

State of Nevada
: ss.
COUNTY OF WASHOE)

On the 24 day of April, 2014, before me, a notary public in and for said State, personally appeared Edward Johanson as Manager of Dayton Valley Investors, LLC, proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

ANGELA M. ARGUELLO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-2034-2 - Expires August 11, 2017

NOTARY PUBLIC

Unofficial Document

Exhibit "A"
Legal Description

The real property referred to herein is situated in the State of Nevada, County of Lyon, described as follows:

PARCEL ONE:

A portion of the west half of Section 17, Township 16 North, Range 22 East, M.D.B.&M., as described as follows:

That certain real property which is within the areas described as Private Road and/or Future Road on that certain Parcel Map for Comlaw No. 455 Limited, a United Kingdom Corporation, filed in the Office of the Lyon County Recorder's Office April 19, 1999 as File No. 232541, including but not limited to any landscape areas, medians or islands as shown on such Parcel Map or constructed within such areas.

PARCEL TWO:

A portion of the southwest 1/4 of Section 18, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Street "A," Street "B," Street "C," Street "D," Lot A, Lot B and Lot C on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 1, filed in the Office of the Lyon County Recorder's Office August 17, 1989 as File No. 126598, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL THREE:

A portion of the southwest 1/4 of Section 18, and northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Bayhill Circle, Gleneagles Court and St. Andrews Dr. on that certain Planned Unit Development Final Map for Dayton Valley County Club Unit 2, filed in the Office of the Lyon County Recorder's Office December 6, 1990 as File No. 138166, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL FOUR:

A portion of the southwest 1/4 of Section 18, and northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Bayhill Circle on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 2B, filed in the Office of the Lyon County Recorder's Office May 7, 1992 as File No. 151220, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL FIVE:

A portion of the Southwest 1/4 of Section 18 and northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Bayhill Circle, Riviera Ct. and Cypress Ct. on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 2C, filed in the Office of the Lyon County Recorder's Office May 20, 1993 as File No. 161360, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL SIX:

A portion of Parcel 2A of Document No. 141060 of Lyon County Official Records and the northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Bayhill Circle, Pebble Beach Court, and Doral Court on that certain Final Map for Dayton Valley Country Club Unit 2E, filed in the Office of the Lyon County Recorder's Office June 6, 1996 as File No. 194108, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL SEVEN:

A portion of the North 1/2 of the southwest 1/4 of Section 18, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as La Costa Avenue and Royal Troon Drive on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 3A, filed in the Office of the Lyon County Recorder's Office July 16, 1993 as File No. 162948, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL EIGHT:

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A portion of the south 1/2 of Section 18, Township 16, North, Range 22 East, M.D.B.&M. and a division of Parcel 1A of File Number 137734, described as follows:

That certain real property which is within the areas described as La Costa Avenue, La Costa Cir. and Lot A on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 3B, filed in the Office of the Lyon County Recorder's Office July 15, 1995 as File No. 183173, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL NINE:

A portion of the west 1/2 of Section 17 and the southeast 1/4 of Section 18, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Turner Drive, La Costa Avenue, Sawgrass Lane, Royal Troon Drive, Sawgrass Court, Lot "A," Lot "B," Lot "C," Lot "D" and Lot "E" on that certain Planned Unit Development Final Map for Dayton Valley Country Club Unit 4, filed in the Office of the Lyon County Recorder's Office November 5, 1992 as File No. 156206, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL TEN:

A portion of the southwest 1/4 of Section 17 and the southeast 1/4 of Section 18, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Cypress Point Drive, Poppy Hills Court and Inverness Court on that certain Official Plat of Dayton Valley Country Club Unit 5A, filed in the Office of the Lyon County Recorder's Office April 19, 2001 as File No. 259889, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL ELEVEN:

A portion of the east 1/2 of Section 18, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Royal Troon Drive, La Quinta Court, Champions Drive and Torrey Pines Drive on that certain Official Plat of Dayton Valley Country Club Unit 6A, filed in the Office of the Lyon County Recorder's Office May 3, 2001 as File No. 260514, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

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PARCEL TWELVE:

A portion of Parcel No. 3 of Map No. 105452 and the northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Lakeview Drive and Lindbergh Court on that certain Final Map for Eldorado Airpark Estates Unit 1, filed in the Office of the Lyon County Recorder's Office December 7, 1989, as File No. 129581, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL THIRTEEN:

A portion of Parcel No. 3 of Map No. 105452 and the northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Lakes Blvd., Lakeview Drive and Lindbergh Court on that certain Final Map for Eldorado Airpark Estates Unit 1, filed in the Office of the Lyon County Recorder's Office December 7, 1989 as File No. 129581, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL FOURTEEN:

A portion of Parcel No. 3 of Map No. 105452 and the northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Lakeview Drive and Bonanza Court on that certain Final Map for Eldorado Airpark Estates Unit 2, filed in the Office of the Lyon County Recorder's Office July 5, 1990 as File No. 134315, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

PARCEL FIFTEEN:

A portion of Sections 17, 18, 19 and 20, Township 16 North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Palmer Drive, Lakes Blvd. and Lakeview Drive on that certain Boundary Line Adjustment, filed in the Office of the Lyon County Recorder's Office April 25, 1991 as File No. 141060, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

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PARCEL SIXTEEN:

A portion of the Sections 17, 18 and 19, Township 16 North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as "Proposed 100' Road & P.U.E." on that certain Parcel Map for Davada Development Corporation, filed in the Office of the Lyon County Recorder's Office September 12, 1986 as File No. 102038, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

EXCEPTING THEREFROM, that portion of the Proposed 100' Road and P.U.E. to the extent located within Parcel 3A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on May 24, 1989, File No. 124613.

i) EXCEPTING THEREFROM, all that portion lying within the bounds of Eldorado Airpark Estates, Unit 1, recorded as Document No. 129581 in the office of the Lyon County Recorder, on December 7, 1989, Official Records.

ii) ALSO EXCEPTING THEREFROM, all that portion lying within the bounds of Dayton Valley Airpark Estates, Unit 2, recorded as Document No. 134315 in the Office of the Lyon County Recorder, on July 5, 1990, Official Records.

iii) ALSO EXCEPTING THEREFROM, all that portion lying within the Airpark Estates, Unit 3A, recorded as Document No. 326922 in the Office of the Lyon County Recorder, on July 28, 2004, Official Records.

iv) ALSO EXCEPTING THEREFROM, all that portion lying within the Airpark Estates, Unit 4A, recorded as Document No. 326923 in the Office of the Lyon County Recorder, on July 28, 2004, Official Records.

ASSESSOR'S PARCEL NO. 16-363-25

PARCEL SEVENTEEN:

A portion of the Sections 18 and 19, Township 16 North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as "PROPOSED NEW ROAD & PUBLIC UTILITY EASEMENT" on that certain Amended Boundary Line Adjustment, filed in the Office of the Lyon County Recorder's Office November 26, 1990 as File No. 137734, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

EXCEPTING THEREFROM, that portion of the Proposed 100' Road and P.U.E. to the extent located within Parcel 3A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on May 24, 1989, File No. 124613.

DVCA0622

i) EXCEPTING THEREFROM, all that portion lying within the bounds of Eldorado Airpark Estates, Unit 1, recorded as Document No. 129581 in the office of the Lyon County Recorder, on December 7, 1989, Official Records.

ii) ALSO EXCEPTING THEREFROM, all that portion lying within the bounds of Dayton Valley Airpark Estates, Unit 2, recorded as Document No. 134315 in the Office of the Lyon County Recorder, on July 5, 1990, Official Records.

iii) ALSO EXCEPTING THEREFROM, all that portion lying within the Airpark Estates, Unit 3A, recorded as Document No. 326922 in the Office of the Lyon County Recorder, on July 28, 2004, Official Records.

iv) ALSO EXCEPTING THEREFROM, all that portion lying within the Airpark Estates, Unit 4A, recorded as Document No. 326923 in the Office of the Lyon County Recorder, on July 28, 2004, Official Records.

ASSESSOR'S PARCEL NO. 16-363-25

PARCEL EIGHTEEN:

A portion of Sections 17, 18, 19, 20 and 24, Township 16 North, Range 22 East, M.D.B.&M., described as follows:

That certain real property which is within the areas described as Dayton Valley Road, Lakes Blvd., Lakeview Drive and Palmer Drive within the Dayton Valley Master Planned Community in Lyon County, Nevada, including but not limited to any landscape areas, medians or islands as shown on such Final Map or constructed within such areas.

EXCEPTING THEREFROM, that portion of Lakes Blvd. to the extent located within Amended Parcel 1 A-3D-1C, as shown on the Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on January 24, 1995, File No. 158406 (ASSESSOR'S PARCEL NO. 16-364-34)

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Exhibit "B"
Grantee Property

The land referred to herein situate in the State of Nevada, County of Lyon, described as follows:

Unofficial Copy

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

PARCEL 1:

Lot 149 as shown on the Official Plat of Dayton Valley Country Club Unit 5E, recorded in the Official Records of Lyon County, Nevada, on April 6, 2006 as Document No. 379116.

APN: 029-472-05

PARCEL 2:

Lot 60 as shown on the Official Map of Dayton Valley Country Club, Unit 4A, filed in the office of the Lyon County, Nevada Recorders Office on May 25, 2005, as Document No. 350061.

APN: 029-321-16

PARCEL 3:

Lots 138 and 171 as shown on the Official Plat of Dayton Valley Country Club Unit 5E, recorded in the Official Records of Lyon County, Nevada, on April 6, 2006 as Document No. 379116.

PARCEL 4:

Lots 313 through 317 inclusive, 326, 328, 331, 332, 333 and 334 as shown on the Official plat of Point Legado Phase 1, recorded in the Official Records of Lyon County Recorder on April 6, 2006 as Document No. 379118.

PARCEL 5:

Lot 32 as shown on the Official Plat of Dayton Valley County Club Unit 5A, recorded in the Official Records of Lyon County, Nevada on April 19, 2001 as Document No. 259889.

PARCEL 6:

Lot 139 as shown on the Official Plat of Dayton Valley Country Club Unit 5E, recorded in the Official Records of Lyon County, Nevada on April 6, 2006 as Document No. 379116.

PARCEL 7:

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All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Lots 232, 233, 234, 268, 269 and 270, as shown on the Official Plat of LAKES AT DAYTON VALLEY VILLAGE 9 – PHASE 1A, recorded in the Official Records of Lyon County, Nevada on March 22, 2007 as Document No. 402920.

PARCEL 8:

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Lots 207 and 208, as shown on the Official Plat of LAKES AT DAYTON VALLEY VILLAGE 9 – PHASE 1B, recorded in the Official Records of Lyon County, Nevada on March 22, 2007 as Document No. 402921.

PARCEL 9:

A parcel of land being all of Lot 335 of Subdivision Tract Map 379117, of the Official Records of Lyon County, Nevada and a portion of Adjusted Parcel 4B of Record of Survey Map 342251 of said Official Records, situate in Section 17, Township 16 North, Range 22 East, MDB.M., Dayton, Lyon County, Nevada, more particularly described as follows:

Lots 183, 198, 199, 222 thru 231, 235 thru 238 inclusive, 240 through 246 inclusive, 264 through 267 inclusive, Parcel A, Common Area Parcel C, Common Area D and those areas shown as Palmer Drive, Hamilton Way, Egan Avenue, Maze Avenue and Keetly Drive, as shown on the Official Plat of the Lakes at Dayton Valley Village 9 – Phase 1A recorded in the Official Records of Lyon County, Nevada on March 22, 2007 as Document No. 402920.

And

Lots 172 through 182 inclusive, 184 through 197 inclusive, 200 through 204 inclusive, 209 through 213 inclusive, 247 through 258 inclusive and Common Area Parcel A, Common Area Parcel B and those areas shown as Maze Avenue, Keetly Drive, Page Drive and Jobe Drive, as shown on the Official Plat of the Lakes at Dayton Valley Village 9 – Phase 1B, recorded in the Official Records of Lyon County, Nevada on March 22, 2007 as Document No. 402921.

PARCEL 10:

Lots 140 through 147 inclusive, 158 through 170 inclusive as shown on the Official Plat of Dayton Valley Country Club Unit 5E, recorded in the Official Records of Lyon County, Nevada on April 6, 2006 as Document No. 379116.

PARCEL 11:

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A parcel of land being all of Lot 297 and a portion of Parcel B as shown on the Official Plat of Point Legado Phase 1, Subdivision Tract Map 379118 of the Official Records of Lyon County, Nevada, situate in the East Half of Section 18, Township 16 North, Range 22 East, M.D.M., Dayton, Lyon County, Nevada and more particularly described as follows:

Beginning at the Northwest corner of said Lot 297 from which the Northeast corner of said Section 18 bears North 59°06'36" East a distance of 2563.67 feet; thence along the North boundary of said Lot 297 South 89°21'35" East a distance of 55.00 feet to the Northeast corner of said Lot 297; thence along the North boundary of said Parcel B, South 89°21'35" East a distance of 550.0 feet; thence departing said north boundary South 00°38'25" West a distance of 115.00 feet; thence South 89°21'35" East a distance of 58.81 feet; thence South 00°38'25" West a distance of 24.00 feet; thence South 45°35'35" West a distance of 45.29 feet; thence South 00°33'30" West a distance of 82.92 feet; thence North 89°26'30" West a distance of 24.00 feet; thence South 00°33'30" West a distance of 27.41 feet; thence along a tangent circular curve to the left with a radius of 212.00 feet and a central angle of 24°42'18" an arc length of 91.41 feet; thence with a non-tangent line South 17°43'21" West a distance of 42.72 feet; thence South 59°35'31" West a distance of 89.96 feet; thence South 30°24'29" East a distance of 499.17 feet; thence South 59°35'31" West a distance of 5.50 feet; thence South 30°24'29" East a distance of 144.33 feet to a point on the Southeasterly boundary of said Parcel B; thence along said Southeasterly boundary South 59°35'31" West a distance of 508.00 feet to the Southwest corner of said Parcel B; thence along the Westerly boundary of said Parcel B, North 30°24'29" West a distance of 619.50 feet; thence North 59°35'31" East a distance of 2.97 feet; thence North 30°24'29" West a distance of 77.03 feet; thence North 15°15'26" West a distance of 77.08 feet; thence North 00°33'30" East a distance of 465.93 feet; thence South 89°26'30" East a distance of 3.78 feet; thence North 00°38'25" East a distance of 19.51 feet; thence North 89°21'35" West a distance of 55.00 feet; thence North 00°38'25" East a distance of 115.00 feet to the point of beginning.

Legal description appeared previously in Document No. 385354, recorded on June 27, 2006, Official Records of Lyon County, Nevada.

Reference is further made to Adjusted Parcel B3 on Record of Survey filed for record in the office of the Lyon County Recorder on June 27, 2006 as Document No. 385353, Official Records of Lyon County, Nevada.

APN: 016-361-62

PARCEL 12:

Lots 284 through 296 inclusive, 298, 318 through 325 inclusive, 342, 343, 379, 386, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I and Parcel J as shown on the Official plat of Point Legado Phase 1, recorded in the Official Records of Lyon County Recorder on April 6, 2006 as Document No. 379118.

APN

A parcel of land being a portion of Lot 340 as shown on the Official Plat of Point Legado Phase 1, Subdivision Tract Map 379118, of the Official Records of Lyon County, Nevada, situate in the East Half of

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Section 18, Township 16 North, Range 22 East, M.D.M., Dayton, Lyon County, Nevada, and more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 340 from which the Northeast corner of said Section 18 bears North 36°26'57" East a distance of 3101.66 feet, thence along the Northeasterly boundary of Lot 340 South 30°24'29" East a distance of 61.17 feet; thence departing said Northeasterly boundary South 59°35'31" West a distance of 127.00 feet to a point on the Southwesterly boundary of said Lot 340, thence along said Southwesterly boundary North 30°24'29" West a distance of 32.33 feet; thence along a tangent circular curve to the right with a radius of 50.00 feet and a central angle of 33°23'55" an arc length of 29.15 feet, thence North 02°59'26" East a distance of 13.83 feet to the Northwesterly corner of said Lot 340, thence along the Northwesterly boundary of said Lot 340 from a tangent which bears South 87°00'34" East, along a circular curve to the left with a radius of 62.00 feet and a central angle of 33°23'55" an arc length of 36.14 feet, thence North 59°35'31" East a distance of 77.00 feet to the Point of Beginning.

APN: 029-465-14

Legal Description appeared previously in Document No. 385354, recorded on June 27, 2006, Official Records of Lyon County, Nevada.

And

A parcel of land being apportion of Lot 340 and all of Lot 341 as shown on the Official Plat of Point Legado Phase 1, Subdivision Tract Map 379118, of the Official Records of Lyon County, Nevada, situate in the East half of Section 18, Township 16 North, Range 22 East, M.D.M., Dayton, Lyon County, Nevada, and more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 341 from which the Northwest corner of said Section 18 bears South 34°31'19" East a distance of 3119.71 feet, thence along the Southeasterly boundary of said Lot 341 South 59°35'31" West a distance of 127.00 feet to the Southwesterly corner of said Lot 341, thence along the Southwesterly boundary of said Lot 341 North 30°24'29" West a distance of 50.00 feet to the Northwesterly corner of said Lot 341, thence along the Southwesterly boundary of said Lot 340 North 30°24'29" West a distance of 4.00 feet; thence departing said Southwesterly boundary North 59°35'31" East a distance of 127.00 feet to a point on the Northeasterly boundary of said Lot 340, thence along said Northeasterly boundary South 30°24'29" East a distance of 4.00 feet to the Northeasterly corner of said Lot 341, thence along the Northeasterly boundary of said Lot 341 South 30°24'29" East a distance of 50.00 feet to the point of beginning.
Legal Description appeared previously in Document No. 385354, recorded June 27, 2006, Official Records of Lyon County, Nevada.

PARCEL 13:

Lots 31, 45, 52, 62, 66, 68, 70, 72 and 74, as shown on the Official Map of Dayton Valley Country Club, Unit 2H, filed in the office of the Lyon County, Nevada Recorders Office on May 5, 2005, as Document No. 350061.

PARCEL 14:

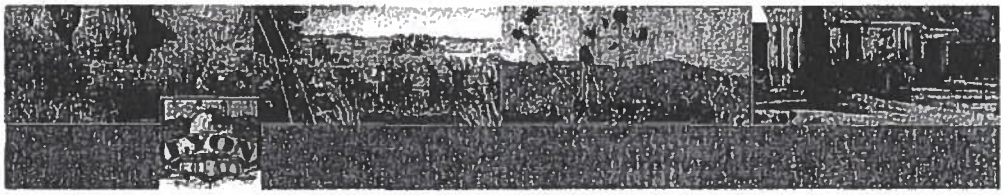
Lot 1 as shown on the Official Plat of Dayton Valley Country Club Unit 5A, recorded in the Official Records of Lyon County, Nevada on April 19, 2001 as Document No. 259889.

PARCEL 15:

The real property situate in the County of Lyon, State of Nevada, described as follows:

Lots 46, 47, 54, 55, 56, 60, 65 as shown on the map of Dayton Valley Country Club Unit No. 2, filed in the Office of the Lyon County Recorder on December 6, 1990, File No. 138166.

Unofficial Copy



Assessor Home | Assessor Inquiry

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) District

Filters: Limit Selected Parcels to Include (Choose any number):

Parcel # [ ] - [ ] 6-digit #(s), no dashes

Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LOTS] examples: SMITH M / ACME MARKETS

(•) Assessed ( ) Legal

Partial Property Location [ ] examples: MAIN ST / MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
018-381-62	LD LOTS LLC	PAR B3	8.8	120 - Vacant Single Family	15.340	48,320
018-381-66	LD LOTS LLC	REM A	8.8	120 - Vacant Single Family	59.600	37,550
019-612-05	LD LOTS LLC	357 BAYHILL CIR	8.8	120 - Vacant Single Family	.350	11,380
019-612-06	LD LOTS LLC	355 BAYHILL CIR	8.8	120 - Vacant Single Family	.340	11,380
019-613-09	LD LOTS LLC	408 GLENEAGLES CT	8.8	120 - Vacant Single Family	.340	11,380
019-613-14	LD LOTS LLC	348 BAYHILL CIR	8.8	120 - Vacant Single Family	.330	4,020
019-613-18	LD LOTS LLC	356 BAYHILL CIR	8.8	120 - Vacant Single Family	.330	4,020
019-613-19	LD LOTS LLC	360 BAYHILL CIR	8.8	120 - Vacant Single Family	.330	4,020
019-613-20	LD LOTS LLC	362 BAYHILL CIR	8.8	120 - Vacant Single Family	.360	4,350
019-871-01	LD LOTS LLC	502 CYPRESS POINT DR PAR 1	8.8	120 - Vacant Single Family	.330	4,350
029-311-02	LD LOTS LLC	528 STONEHAVEN CT	8.8	120 - Vacant Single Family	.420	5,690
029-311-04	LD LOTS LLC	522 STONEHAVEN CT	8.8	120 - Vacant Single Family	.441	5,690
029-311-06	LD LOTS LLC	516 STONEHAVEN CT	8.8	120 - Vacant Single Family	.370	5,690
029-312-08	LD LOTS LLC	427 STONEHAVEN CT	8.8	120 - Vacant Single Family	.392	5,690
029-321-01	LD LOTS LLC	501 STONEHAVEN CT	8.8	120 - Vacant Single Family	.327	5,690
029-321-08	LD LOTS LLC	543 STONEHAVEN CT	8.8	120 - Vacant Single Family	.382	5,690
029-321-18	LD LOTS LLC	542 STONEHAVEN CT	8.8	120 - Vacant Single Family	.357	5,690
029-321-22	LD LOTS LLC	514 STONEHAVEN CT	8.8	120 - Vacant Single Family	.322	5,690
029-321-24	LD LOTS LLC	508 STONEHAVEN CT	8.8	120 - Vacant Single Family	.358	5,690
029-461-01	LD LOTS LLC	511 AUBURN WAY PAR E	8.8	240 - Common Area	.044	0

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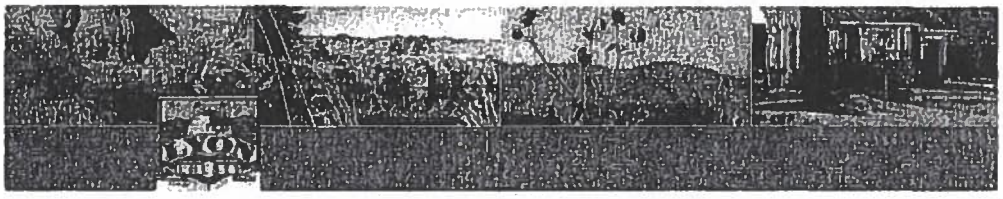

Assessor Home | Assessor Inquiry

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) District

Filters: Limit Selected Parcels to Include (Choose any number):

Parcel # [ ] - [ ] 6-digit #(s), no dashes

Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LOTS] (•) Assessed ( ) Legal

examples: SMITH M* / *ME MARKETS

Partial Property Location [ ]

examples: MAIN ST* / MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-451-07	LD LOTS LLC	136 CATLIN ST	8.8	120 - Vacant Single Family	.154	2,680
029-451-08	LD LOTS LLC	138 CATLIN ST	8.8	120 - Vacant Single Family	.154	2,680
029-451-09	LD LOTS LLC	140 CATLIN ST	8.8	120 - Vacant Single Family	.154	2,680
029-451-10	LD LOTS LLC	142 CATLIN ST	8.8	120 - Vacant Single Family	.149	2,680
029-451-11	LD LOTS LLC	144 CATLIN ST	8.8	120 - Vacant Single Family	.154	2,680
029-451-12	LD LOTS LLC	185 MC MARLIN PAR C	8.8	240 - Common Area	.087	0
029-451-14	LD LOTS LLC	188 MC MARLIN	8.8	120 - Vacant Single Family	.145	2,680
029-451-15	LD LOTS LLC	186 MC MARLIN	8.8	120 - Vacant Single Family	.145	2,680
029-451-16	LD LOTS LLC	190 MC MARLIN	8.8	120 - Vacant Single Family	.145	2,680
029-451-17	LD LOTS LLC	192 MC MARLIN	8.8	120 - Vacant Single Family	.145	2,680
029-451-18	LD LOTS LLC	194 MC MARLIN	8.8	120 - Vacant Single Family	.153	2,680
029-451-19	LD LOTS LLC	196 MC MARLIN	8.8	120 - Vacant Single Family	.153	2,680
029-451-20	LD LOTS LLC	198 MC MARLIN	8.8	120 - Vacant Single Family	.153	2,680
029-451-21	LD LOTS LLC	200 MC MARLIN	8.8	120 - Vacant Single Family	.158	2,680
029-451-22	LD LOTS LLC	185 MC MARLIN PAR D	8.8	240 - Common Area	.092	0
029-451-23	LD LOTS LLC	141 CALVERT ST	8.8	120 - Vacant Single Family	.153	2,680
029-451-24	LD LOTS LLC	147 CALVERT ST	8.8	120 - Vacant Single Family	.150	2,680
029-451-25	LD LOTS LLC	145 CALVERT ST	8.8	120 - Vacant Single Family	.150	2,680
029-451-26	LD LOTS LLC	143 CALVERT ST	8.8	120 - Vacant Single Family	.150	2,680
029-451-27	LD LOTS LLC	141 CALVERT ST	8.8	120 - Vacant Single Family	.150	2,680

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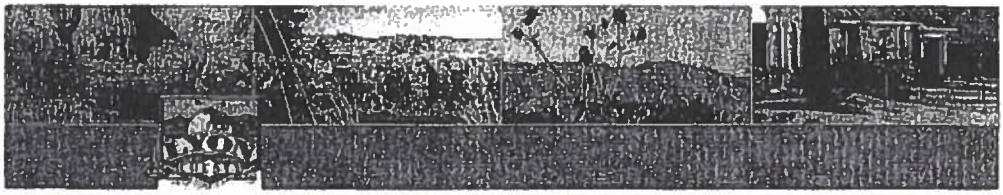

Assessor Home | Assessor Inquiry

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) District

Filters: Limit Selected Parcels to Include (Choose any number):

Parcel # [ ] - [ ] 6-digit #(s), no dashes

Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LOTS]
examples: SMITH M | ACME MARKETS

(•) Assessed ( ) Legal

Partial Property Location [ ]
examples: LIMMY ST / MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-451-37	LD LOTS LLC	119 BAILEY ST PAR G	8.8	240 - Common Area	.368	0
029-452-01	LD LOTS LLC	123 CATLIN ST PAR F	8.8	240 - Common Area	.092	0
029-452-13	LD LOTS LLC	148 CALVERT ST	8.8	120 - Vacant Single Family	.192	2,680
029-452-14	LD LOTS LLC	191 MC MARLIN	8.8	120 - Vacant Single Family	.192	2,680
029-452-15	LD LOTS LLC	143 CATLIN ST	8.8	120 - Vacant Single Family	.154	2,680
029-452-16	LD LOTS LLC	141 CATLIN ST	8.8	120 - Vacant Single Family	.154	2,680
029-462-10	LD LOTS LLC	119 MC LAUGHLIN LN PAR J	8.8	240 - Common Area	.165	0
029-464-03	LD LOTS LLC	109 BAILEY ST PAR H	8.8	240 - Common Area	.049	0
029-465-01	LD LOTS LLC	101 MC LAUGHLIN LN PAR I	8.8	240 - Common Area	.083	0
029-465-02	LD LOTS LLC	103 MC LAUGHLIN LN	8.8	120 - Vacant Single Family	.178	2,680
029-465-09	LD LOTS LLC	117 MC LAUGHLIN LN	8.8	120 - Vacant Single Family	.154	2,680
029-465-10	LD LOTS LLC	101 CATLIN ST	8.8	120 - Vacant Single Family	.160	2,680
029-465-11	LD LOTS LLC	103 CATLIN ST	8.8	120 - Vacant Single Family	.177	2,680
029-465-14	LD LOTS LLC	[illegible]	8.8	120 - Vacant Single Family	.180	2,680
029-465-16	LD LOTS LLC	[illegible]	8.8	120 - Vacant Single Family	.160	2,680
029-472-07	LD LOTS LLC	8 [illegible] ANDREWS DR	8.8	120 - Vacant Single Family	.181	3,360
029-472-08	LD LOTS LLC	856 ST ANDREWS DR	8.8	120 - Vacant Single Family	.181	3,360
029-472-09	LD LOTS LLC	858 ST ANDREWS DR	8.8	120 - Vacant Single Family	.185	4,020
029-472-10	LD LOTS LLC	[illegible] ST ANDREWS DR	8.8	120 - Vacant Single Family	.188	4,020
029-472-11	LD LOTS LLC	[illegible] ST ANDREWS DR	8.8	120 - Vacant Single Family	.194	4,020

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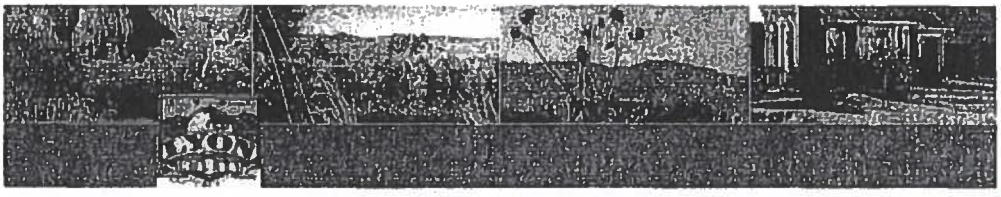

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Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) District

Filters: Limit Selected Parcels to Include (Choose any number):

Parcel # [ ] - [ ] 8-digit #(s), no dashes

Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LOTS] examples: SMITH M / ACME MARKETS

(•) Assessed ( ) Legal

Partial Property Location [ ] examples: 1 MAIN ST / MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-472-12	LD LOTS LLC	664 ST ANDREWS DR	8.8	120 - Vacant Single Family	.198	4,020
029-472-13	LD LOTS LLC	666 ST ANDREWS DR	8.8	120 - Vacant Single Family	.202	4,020
029-472-14	LD LOTS LLC	670 ST ANDREWS DR	8.8	120 - Vacant Single Family	.198	4,020
029-473-02	LD LOTS LLC	677 ST ANDREWS DR	8.8	120 - Vacant Single Family	.202	4,020
029-473-03	LD LOTS LLC	675 ST ANDREWS DR	8.8	120 - Vacant Single Family	.197	4,020
029-473-04	LD LOTS LLC	673 ST ANDREWS DR	8.8	120 - Vacant Single Family	.192	4,020
029-473-05	LD LOTS LLC	671 ST ANDREWS DR	8.8	120 - Vacant Single Family	.188	4,020
029-473-06	LD LOTS LLC	669 ST ANDREWS DR	8.8	120 - Vacant Single Family	.163	3,360
029-473-07	LD LOTS LLC	665 ST ANDREWS DR	8.8	120 - Vacant Single Family	.179	3,360
029-473-08	LD LOTS LLC	663 ST ANDREWS DR	8.8	120 - Vacant Single Family	.185	3,360
029-473-09	LD LOTS LLC	661 ST ANDREWS DR	8.8	120 - Vacant Single Family	.190	4,020
029-473-10	LD LOTS LLC	659 ST ANDREWS DR	8.8	120 - Vacant Single Family	.195	4,020
029-473-11	LD LOTS LLC	657 ST ANDREWS DR	8.8	120 - Vacant Single Family	.198	4,020
029-473-12	LD LOTS LLC	655 ST ANDREWS DR	8.8	120 - Vacant Single Family	.200	4,020
029-473-13	LD LOTS LLC	653 ST ANDREWS DR	8.8	120 - Vacant Single Family	.201	4,020
029-473-14	LD LOTS LLC	651 ST ANDREWS DR	8.8	120 - Vacant Single Family	.200	4,020
029-601-01	LD LOTS LLC	100 HAMILTON WAY	8.8	120 - Vacant Single Family	.184	2,010
029-601-02	LD LOTS LLC	102 HAMILTON WAY	8.8	120 - Vacant Single Family	.191	2,010
029-601-03	LD LOTS LLC	104 HAMILTON WAY	8.8	120 - Vacant Single Family	.188	2,010
029-601-04	LD LOTS LLC	106 HAMILTON WAY	8.8	120 - Vacant Single Family	.189	2,010

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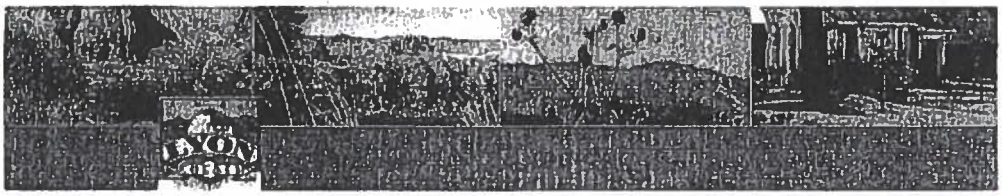

Assessor Home | Assessor Inquiry

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) Dist

Filters: Limit Selected Parcels to Include (Choose any number):

Parcel # [ ] - [ ] 8-digit #(s), no dashes

Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LO]
example: SMITH M ...ME MARKETS

Partial Property Location [ ]
example: ... / MAPLE DR

(•) Assessed ( ) Legal

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-601-05	LD LOTS LLC	108 HAMILTON WAY	8.8	120 - Vacant Single Family	.189	2,010
029-601-06	LD LOTS LLC	110 HAMILTON WAY	8.8	120 - Vacant Single Family	.190	2,010
029-601-07	LD LOTS LLC	112 HAMILTON WAY	8.8	120 - Vacant Single Family	.190	2,010
029-601-08	LD LOTS LLC	114 HAMILTON WAY	8.8	120 - Vacant Single Family	.218	2,010
029-601-09	LD LOTS LLC	177 PALMER DR	8.8	240 - Common Area	1.837	0
029-601-10	LD LOTS LLC	115 EGAN AVE	8.8	120 - Vacant Single Family	.240	2,010
029-601-11	LD LOTS LLC	117 EGAN AVE	8.8	120 - Vacant Single Family	.208	2,010
029-601-15	LD LOTS LLC	125 EGAN AVE	8.8	120 - Vacant Single Family	.188	2,010
029-601-16	LD LOTS LLC	127 EGAN AVE	8.8	120 - Vacant Single Family	.190	2,010
029-601-17	LD LOTS LLC	129 EGAN AVE	8.8	120 - Vacant Single Family	.190	2,010
029-601-18	LD LOTS LLC	131 EGAN AVE	8.8	120 - Vacant Single Family	.190	2,010
029-601-20	LD LOTS LLC	135 EGAN AVE	8.8	120 - Vacant Single Family	.190	2,010
029-601-21	LD LOTS LLC	137 EGAN AVE	8.8	120 - Vacant Single Family	.207	2,010
029-601-22	LD LOTS LLC	140 JOBE DR	8.8	240 - Common Area	.074	0
029-601-23	LD LOTS LLC	138 JOBE DR	8.8	120 - Vacant Single Family	.228	2,010
029-601-24	LD LOTS LLC	136 JOBE DR	8.8	120 - Vacant Single Family	.207	2,010
029-601-25	LD LOTS LLC	142 JOBE DR	8.8	120 - Vacant Single Family	.187	2,010
029-601-26	LD LOTS LLC	145 JOBE DR	8.8	120 - Vacant Single Family	.183	2,010
029-601-27	LD LOTS LLC	147 JOBE DR	8.8	120 - Vacant Single Family	.214	2,010
029-602-05	LD LOTS LLC	130 EGAN AVE	8.8	120 - Vacant Single Family	.179	2,010

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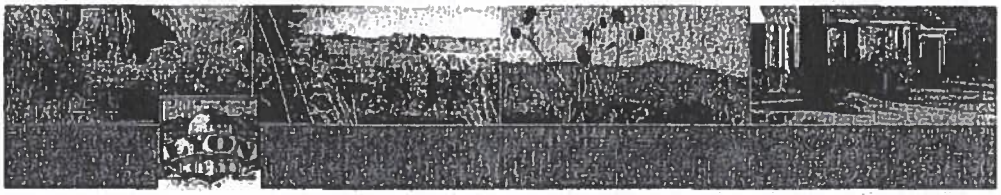

Assessor Home | Assessor Inquiry

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) District

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Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LOTS]
example: SMITH M[illard] / HOME MARKETS

Partial Property Location [ ]
example: [MAIN ST] / MAPLE DR

(•) Assessed ( ) Legal

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-602-06	LD LOTS LLC	128 EGAN AVE	8.8	120 - Vacant Single Family	.180	2,010
029-602-07	LD LOTS LLC	126 EGAN AVE	8.8	120 - Vacant Single Family	.180	2,010
029-602-08	LD LOTS LLC	124 EGAN AVE	8.8	120 - Vacant Single Family	.180	2,010
029-602-12	LD LOTS LLC	117 MAZE AVE	8.8	120 - Vacant Single Family	.237	2,010
029-602-13	LD LOTS LLC	119 MAZE AVE	8.8	120 - Vacant Single Family	.199	2,010
029-602-14	LD LOTS LLC	121 MAZE AVE	8.8	120 - Vacant Single Family	.191	2,010
029-602-15	LD LOTS LLC	123 MAZE AVE	8.8	120 - Vacant Single Family	.199	2,010
029-602-16	LD LOTS LLC	125 MAZE AVE	8.8	120 - Vacant Single Family	.195	2,010
029-602-17	LD LOTS LLC	127 MAZE AVE	8.8	120 - Vacant Single Family	.190	2,010
029-603-01	LD LOTS LLC	103 HAMILTON WAY	8.8	120 - Vacant Single Family	.195	2,010
029-603-02	LD LOTS LLC	117 KEETLY DR	8.8	120 - Vacant Single Family	.180	2,010
029-603-03	LD LOTS LLC	121 KEETLY DR	8.8	120 - Vacant Single Family	.195	2,010
029-603-04	LD LOTS LLC	123 KEETLY DR	8.8	120 - Vacant Single Family	.207	2,010
029-603-05	LD LOTS LLC	125 KEETLY DR	8.8	120 - Vacant Single Family	.231	2,010
029-603-06	LD LOTS LLC	127 KEETLY DR	8.8	120 - Vacant Single Family	.275	2,010
029-603-07	LD LOTS LLC	129 KEETLY DR	8.8	120 - Vacant Single Family	.257	2,010
029-603-08	LD LOTS LLC	150 PAGE DR	8.8	120 - Vacant Single Family	.206	2,010
029-603-09	LD LOTS LLC	152 PAGE DR	8.8	120 - Vacant Single Family	.206	2,010
029-603-10	LD LOTS LLC	150 PAGE DR	8.8	120 - Vacant Single Family	.238	2,010
029-603-11	LD LOTS LLC	128 MAZE AVE	8.8	120 - Vacant Single Family	.268	2,010

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Assessor Home | Assessor Inquiry

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

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Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LOTS]
examples: SMITH M* ; *ME MARKETS

(•) Assessed ( ) Legal

Partial Property Location [ ]
examples: *MARKET* / MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-603-12	LD LOTS LLC	126 MAZE AVE	8.8	120 - Vacant Single Family	.224	2,010
029-603-13	LD LOTS LLC	124 MAZE AVE	8.8	120 - Vacant Single Family	.199	2,010
029-603-14	LD LOTS LLC	122 MAZE AVE	8.8	120 - Vacant Single Family	.195	2,010
029-603-15	LD LOTS LLC	120 MAZE AVE	8.8	120 - Vacant Single Family	.188	2,010
029-603-16	LD LOTS LLC	118 MAZE AVE	8.8	120 - Vacant Single Family	.204	2,010
029-604-01	LD LOTS LLC	137 KEETLY DR	8.8	120 - Vacant Single Family	.218	2,010
029-604-02	LD LOTS LLC	156 JOBE DR	8.8	120 - Vacant Single Family	.184	2,010
029-604-03	LD LOTS LLC	154 JOBE DR	8.8	120 - Vacant Single Family	.184	2,010
029-604-04	LD LOTS LLC	152 JOBE DR	8.8	120 - Vacant Single Family	.184	2,010
029-604-05	LD LOTS LLC	150 JOBE DR	8.8	120 - Vacant Single Family	.184	2,010
029-604-06	LD LOTS LLC	148 JOBE DR	8.8	120 - Vacant Single Family	.209	2,010
029-604-07	LD LOTS LLC	149 PAGE DR	8.8	120 - Vacant Single Family	.254	2,010
029-604-08	LD LOTS LLC	151 PAGE DR	8.8	120 - Vacant Single Family	.217	2,010
029-604-09	LD LOTS LLC	153 PAGE DR	8.8	120 - Vacant Single Family	.225	2,010
029-604-10	LD LOTS LLC	155 PAGE DR	8.8	120 - Vacant Single Family	.217	2,010
029-604-11	LD LOTS LLC	157 PAGE DR	8.8	120 - Vacant Single Family	.283	2,010
029-604-12	LD LOTS LLC	140 THOMPSON AVE	8.8	240 - Common Area	.125	0
029-604-13	LD LOTS LLC	138 KEETLY DR	8.8	120 - Vacant Single Family	.218	2,010
029-604-14	LD LOTS LLC	136 KEETLY DR	8.8	120 - Vacant Single Family	.216	2,010
029-604-15	LD LOTS LLC	134 KEETLY DR	8.8	120 - Vacant Single Family	.220	2,010

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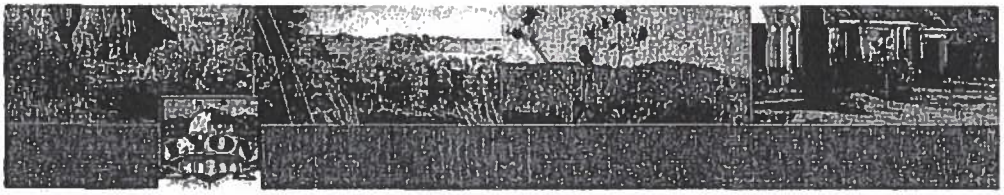

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Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [LD LOTS]
example: SMITH M* *ACME MARKETS

(•) Assessed ( ) Legal

Partial Property Location [ ]
example: N MAIN ST / MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-604-16	LD LOTS LLC	132 KEETLY DR	8.8	120 - Vacant Single Family	.217	2,010
029-604-17	LD LOTS LLC	130 KEETLY DR	8.8	120 - Vacant Single Family	207	2,010
029-604-18	LD LOTS LLC	128 KEETLY DR	8.8	120 - Vacant Single Family	203	2,010
029-604-19	LD LOTS LLC	126 KEETLY DR	8.8	120 - Vacant Single Family	.190	2,010
029-604-20	LD LOTS LLC	124 KEETLY DR	8.8	120 - Vacant Single Family	202	2,010
029-604-21	LD LOTS LLC	122 KEETLY DR	8.8	120 - Vacant Single Family	.202	2,010
029-604-22	LD LOTS LLC	120 KEETLY DR	8.8	120 - Vacant Single Family	194	2,010
029-604-23	LD LOTS LLC	118 KEETLY DR	8.8	120 - Vacant Single Family	194	2,010
029-604-24	LD LOTS LLC	COMMON AREA	8.8	240 - Common Area	097	0
029-605-01	LD LOTS LLC	149 JOBE DR	8.8	120 - Vacant Single Family	.230	2,010
029-605-02	LD LOTS LLC	151 JOBE DR	8.8	120 - Vacant Single Family	.201	2,010
029-605-03	LD LOTS LLC	153 JOBE DR	8.8	120 - Vacant Single Family	.201	2,010
029-605-04	LD LOTS LLC	155 JOBE DR	8.8	120 - Vacant Single Family	.201	2,010
029-605-05	LD LOTS LLC	157 JOBE DR	8.8	120 - Vacant Single Family	.201	2,010
029-605-06	LD LOTS LLC	159 JOBE DR	8.8	120 - Vacant Single Family	.244	2,010

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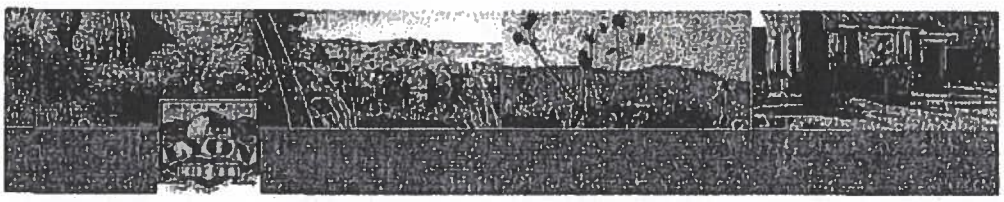

Assessor Home | Assessor Inquiry

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) D...

Filters: Limit Selected Parcels to Include (Choose any number):

Parcel # [ ] - [ ] 8-digit #(s), no dashes

Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [SILVERADO DAYTON VALLEY] (•) Assessed ( ) Legal

examples: SMITH M... ACME MARKETS

Partial Property Location [ ]

example: ... / MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist	Land Use	Acreage	Net Assessed Value
029-872-10	SILVERADO DAYTON VALLEY INC	609 CYPRESS POINT DR	6.6	200 - Single Family Residence	.190	76,684
029-321-16	SILVERADO DAYTON VALLEY INC	546 STONEHAVEN CT	6.6	120 - Vacant Single Family	.425	11,380
029-451-04	SILVERADO DAYTON VALLEY INC	130 CATLIN ST	6.6	200 - Single Family Residence	.164	60,691
029-451-08	SILVERADO DAYTON VALLEY INC	134 CATLIN ST	6.6	120 - Vacant Single Family	.154	2,680
029-452-09	SILVERADO DAYTON VALLEY INC	140 CALVERT ST	6.6	200 - Single Family Residence	.154	67,099
029-452-17	SILVERADO DAYTON VALLEY INC	139 CATLIN ST	6.6	120 - Vacant Single Family	.154	2,680
029-452-18	SILVERADO DAYTON VALLEY INC	137 CATLIN ST	6.6	120 - Vacant Single Family	.154	2,680
029-452-19	SILVERADO DAYTON VALLEY INC	135 CATLIN ST	6.6	120 - Vacant Single Family	.154	2,680
029-452-20	SILVERADO DAYTON VALLEY INC	133 CATLIN ST	6.6	200 - Single Family Residence	.154	67,099
029-452-21	SILVERADO DAYTON VALLEY INC	131 CATLIN ST	6.6	200 - Single Family Residence	.156	67,099
029-461-06	SILVERADO DAYTON VALLEY INC	116 CATLIN ST	6.6	120 - Vacant Single Family	.132	2,680
029-461-07	SILVERADO DAYTON VALLEY INC	118 CATLIN ST	6.6	120 - Vacant Single Family	.132	2,680
029-461-08	SILVERADO DAYTON VALLEY INC	120 CATLIN ST	6.6	120 - Vacant Single Family	.132	2,680
029-461-09	SILVERADO DAYTON VALLEY INC	122 CATLIN ST	6.6	120 - Vacant Single Family	.160	2,680
029-472-05	SILVERADO DAYTON VALLEY INC	650 ST ANDREWS DR	6.6	120 - Vacant Single Family	.181	6,690
029-472-15	SILVERADO DAYTON VALLEY INC	672 ST ANDREWS DR	6.6	200 - Single Family Residence	.198	89,271
029-472-16	SILVERADO DAYTON VALLEY INC	674 ST ANDREWS DR	6.6	120 - Vacant Single Family	.229	4,020
029-473-01	SILVERADO DAYTON VALLEY INC	676 ST ANDREWS DR	6.6	200 - Single Family Residence	.214	76,684
029-601-12	SILVERADO DAYTON VALLEY INC	119 EGAN AVE	6.6	200 - Single Family Residence	.188	66,257
029-601-13	SILVERADO DAYTON VALLEY INC	121 EGAN AVE	6.6	120 - Vacant Single Family	.188	4,020

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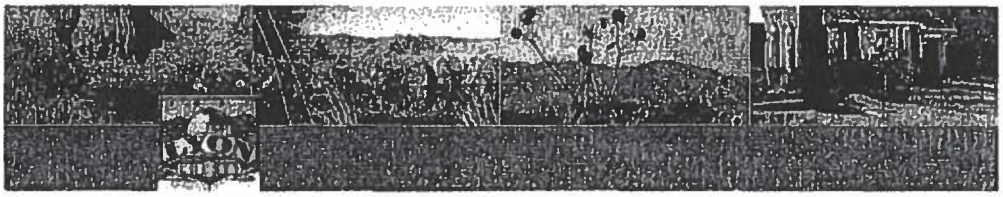

Assessor Home | Assessor Inquiry FAQ

Real Property Inquiry

Search for Real Property (Land, Improvements, etc.)

Order List By: (•) Parcel # ( ) Owner Name ( ) Property Location ( ) District

Filters: Limit Selected Parcels to Include (Choose any number):

Parcel # [ ] - [ ] 8-digit #(s), no dashes

Land Use Code Range [ ] - [ ] Code Table

Acreage Range [ ] - [ ]

Net Value Range [ ] - [ ]

District [All]

Partial Owner Name [SILVERADO DAYTON VALLEY] (•) Assessed ( ) Legal

examples: SMITH M ; ACME MARKETS

Partial Property Location [ ]

examples: MAIN ST ; MAPLE DR

Search

Search Results - Select for Detail

Parcel #	Owner Name	Property Location	Dist.	Land Use	Acreage	Net Assessed Value
029-601-14	SILVERADO DAYTON VALLEY INC	123 EGAN AVE	8.8	120 - Vacant Single Family	.186	4,020
029-602-09	SILVERADO DAYTON VALLEY INC	122 EGAN AVE	8.8	120 - Vacant Single Family	.180	4,020
029-602-10	SILVERADO DAYTON VALLEY INC	120 EGAN AVE	8.8	120 - Vacant Single Family	.187	4,020
029-602-11	SILVERADO DAYTON VALLEY INC	118 EGAN AVE	8.8	120 - Vacant Single Family	.214	4,020
029-602-20	SILVERADO DAYTON VALLEY INC	133 MAZE AVE	8.8	120 - Vacant Single Family	.189	4,020
029-602-21	SILVERADO DAYTON VALLEY INC	135 MAZE AVE	8.8	120 - Vacant Single Family	.190	4,020

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5/18/90

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When Recorded Mail To:
STEPHEN D. HARTMAN, ESQ.
ALLISON, MacKENZIE, HARTMAN,
SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702-0646

FIRST AMENDED AND RESTATED

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

C

DAYTON VALLEY COUNTRY CLUB

133393

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FIRST AMENDED AND RESTATED
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF DAYTON VALLEY COUNTRY CLUB

THIS FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DAYTON VALLEY COUNTRY CLUB is made this 17th day of May, 1990, by the undersigned owners of the property described in Exhibit "A", and are hereinafter referred to as "Declarant" or "Declarants",

ARTICLE I

RECITALS AND DECLARATIONS

WHEREAS, on November 2, 1989, Declarant recorded, and on November 21, 1989, rerecorded, its Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club; and

WHEREAS, Declarant now intends to amend and restate said Declaration with the foregoing First Amended and Restated Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, Declarant is the owner of the real property in the County of Lyon, State of Nevada, which is more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference, which described real property, together with certain additional lands, as hereinafter provided, is hereinafter referred to as "DAYTON VALLEY COUNTRY CLUB" or "the Project"; and

WHEREAS, the Project is in an area of unique natural beauty featuring distinctive terrain. It is the desire and intent of Declarant to create a community in which such beauty shall be substantially preserved and, for the enjoyment and convenience of the persons living within the Property, enhanced by the development of a community consisting of single-family, multi-family, and commercial lots and improvements. These covenants, conditions and restrictions, all of which are hereinafter included in the term "Declaration", are intended to secure such objectives.

NOW, THEREFORE, in furtherance of such intent, Declarant hereby declares that all of the real property referred to herein as the "Project" or "DAYTON VALLEY COUNTRY CLUB", more particularly described in Exhibit "B" attached hereto, and such other real property as may become annexed and subject hereto as described in Article IV of this Declaration is and shall henceforth be owned, held, conveyed, encumbered, leased, improved, used, occupied and enjoyed subject to the following uniform covenants, conditions, restrictions and equitable servitudes in furtherance of, and the same shall constitute, a general plan for the subdivision, ownership, improvement, sale, use and occupancy of the Project, and to enhance the value, desirability and

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attractiveness of the Project. This Declaration shall run with the Project and all parts thereof; shall be binding upon all persons having or acquiring any interest in the Project or any part thereof; shall inure to the benefit of and be binding upon every part of the Project and every interest therein; and shall inure to the benefit of, be binding upon, and be enforceable by Declarant, its successors in interest, each Owner and his successors in interest, and the Association and its successors in interest. Each and all of the limitations, easements, uses, obligations, covenants, conditions and restrictions herein imposed shall be deemed to be and shall be construed as equitable servitudes, enforceable by any of the owners of any portion of the real property subject hereto against any other owner, tenant or occupant of said real property or any portion thereof.

ARTICLE II

DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in this First Amended and Restated Declaration shall have the meanings hereinafter specified.

2.01 Architectural Committee. The committee created pursuant to Article IX hereof (hereinafter sometimes referred to as "Committee").

2.02 Architectural Committee Rules. The rules adopted by the Architectural Committee pursuant to Section 9.04 hereof (hereinafter sometimes referred to as "Committee Rules").

2.03 Articles. The Articles of Incorporation of the Association which have been or will be filed in the office of the Secretary of State of the State of Nevada, as the same may from time to time be amended.

2.04 Assessments. Assessments of the Association including both regular and special assessments as set forth in Article X hereof.

2.05 Association. DAYTON VALLEY COMMUNITY ASSOCIATION, a Nevada non-profit corporation described in Article III, including its successors and assigns.

2.06 Association Property. All real and personal property now or hereafter owned by or leased to the Association.

2.07 Beneficiary. A mortgagee under a mortgage or a beneficiary under a deed of trust, as the case may be.

2.08 Board. The Board of Directors of the Association as provided in the Articles and Bylaws.

2.09 Bylaws. The Bylaws of the Association which may be adopted by the Board, as such Bylaws may be amended from time to time.

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2.10 Club Facilities. Any land and facilities adjacent to, within or in the vicinity of the Project which are separate from the common areas of the Association, which are privately owned by Declarant, its successors, successors-in-title, or assigns, and which may be operated as a recreational facility (including without limitation, a golf course(s), clubhouse(s), tennis court(s) and swimming pool(s), the use thereof which may be limited by Section 3.02B hereof.

2.011 Commercial Site. Any unit of land, whether or not improved, which is designated for Commercial Use. If such Commercial Site is shown on a recorded Subdivision plat, its size and dimensions shall be as shown thereon, and if such Commercial Site is not shown on a recorded Subdivision plat, its size and dimensions shall be established by the legal description in the original recorded conveyance from Declarant to the first fee owner thereof. A Commercial Site may also be established as such by Declarant by a recorded instrument wherein Declarant designated a unit of land as a Commercial Site.

2.012 Commercial Use. Any governmental, professional, office, business, business park, eleemosynary, trade or industrial use, including any activity involving the offering of goods or services which is permitted by applicable zoning laws, ordinances and regulations. Included in this definition shall be the main clubhouse structure erected within the club facilities and any expansion thereto.

2.013 Common Area. All real and personal property which the Association now or hereafter owns within DAYTON VALLEY COUNTRY CLUB that is available for the common use and enjoyment of any Member, or their lessees and invitees, including driveways, walkways, plazas, hiking trails, open spaces, planted and landscaped areas, and utility facilities designated on the Subdivision Map therefor as Common Area whether or not the same is owed in fee by the Association or whether by easement or equitable servitude.

2.014 Condominium Building. A building containing Condominium Units.

2.015 Condominium Unit. An estate in real property as defined in Chapter 117 of Nevada Revised Statutes consisting of (a) a fee interest in a unit, and (b) an undivided fractional interest in Limited Common Area, together with all easements, rights and appurtenances belonging thereto.

2.016 Dayton Valley Country Club. All that real property described on Exhibit "A" to this Declaration. DAYTON VALLEY COUNTRY CLUB shall also mean such additional lands as may be annexed to DAYTON VALLEY COUNTRY CLUB and subjected to this Declaration by Declarant or by other Persons with Declarant's written consent pursuant to Article IV.

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2.017 Dayton Valley Community Association Maintenance Fund. The fund created for the receipts and disbursements of the Master Association, pursuant to Section 10.01 hereof.

2.018 Dayton Valley Country Club Restrictions. This Declaration, together with any and all Supplemental Declarations which may be recorded pursuant to Sections 3.01 and 4.01 hereof, as this Declaration or said Supplemental Declarations may be amended from time to time, together with the Dayton Valley Community Association Rules from time to time in effect, and the Articles and By-laws of the Master Association from time to time in effect.

2.019 Dayton Valley Community Association Rules. The rules adopted by the board pursuant to Section 3.10 hereof, as they may be amended from time to time.

2.020 Declarant. The owner or owners of the property described in Exhibit "A", and their successors and assigns, if such successors or assigns acquire the majority of the Lots subject to this Declaration for the purpose of resale to others.

2.021 Declaration. This document as it may be amended from time to time.

2.022 Deed of Trust. A mortgage or a deed of trust, as the case may be.

2.023 Improvement. Any structure and all appurtenances thereto of every type and kind, including but not limited to building, outbuilding, patio, tennis court, pool, garage, shed, doghouse, mailbox, aerial, antenna, road, driveway, parking area, walk, fence, screening wall, retaining wall, stair, deck, landscaping, court, gate, statue, marker, hedge, windbreak, planting, planted tree and shrub, pole, sign, exterior air conditioning, water softener fixture or equipment, pole, pump, well, ditch, tank, reservoir, pipe, line, meter, tower and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.

2.024 Limited Common Area shall mean and refer to certain portions of the Common Area which are in the sole discretion of the Board for the exclusive use and benefit of one or more Neighborhoods. All costs associated with maintenance, repair, replacement and insurance of Limited Common Areas may be assessed against the Owners of Units in only those Neighborhoods which are benefited thereby as a Neighborhood Assessment, as defined herein. By way of illustration and not limitation, Limited Common Areas may include recreational facilities intended for the exclusive use of Owners within a particular Neighborhood or Neighborhoods and supported exclusively by Neighborhood Assessments. Initially, any Limited Common Areas shall be designated as such and the exclusive use thereof shall be assigned in the deed conveying the Common Area to the Association. A portion of the Common Area may be assigned as Limited Common Area of a particular Neighborhood or Neighborhoods and Limited Common Area may be reassigned upon the vote of a majority of the total members.

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2.025. Lot. Any unit of land which is designated on any recorded Subdivision plat, whether or not improved, for a single-family residence.

2.026 Major Developer. Any person or persons designated as such by Declarant in an instrument recorded in the real property records of the county wherein the land lies.

2.027 Manager. Manager shall mean the person, firm or corporation employed, if any, by the Master Association pursuant to Section 3.06 and delegated the duties, powers or functions of the Association pursuant to said section.

2.028 Member. Any person who is designated as a member pursuant to Section 3.02 hereof.

2.029 Mortgage. Any mortgage or deed of trust given to secure the payment of a debt.

2.030 Multi-Family Site. Any unit of land, whether or not shown on a recorded subdivision plat and whether or not improved, which is designated for apartments, condominiums or townhouses.

2.031 Neighborhood. Neighborhood shall mean and refer to each separately developed and denominated residential area comprised of one (1) or more housing types subject to this Declaration, whether or not governed by an additional owners association, in which owners may have common interests other than those common to all Members, such as a common theme, entry feature, development name, and/or common areas and facilities which are not available for use by all Members. For example, and by way of illustration and not limitation, each condominium, townhouse development, cluster home development, and single-family detached housing development shall constitute a separate Neighborhood. In addition, each parcel of land intended for development as any of the above shall constitute a Neighborhood, subject to division into more than one (1) Neighborhood upon development. Where the context permits or requires, the term Neighborhood shall also refer to the Neighborhood Committee (established in accordance with the By-Laws) of Neighborhood Association. Neighborhood and Village shall have the same meaning as used in this Declaration.

2.032 Notice and Hearing. Ten days' written notice given as provided in Section 11.03 and a public hearing at which the person to whom the notice is directed shall have the opportunity to be heard in person or by counsel at his expense.

2.033 Owner. The record owner of any Lot, Multi-Family Site, Commercial Site or Condominium Unit subject to this Declaration, or any record owner of any Lot, Multi-Family Site, Commercial Site, or Condominium Unit that is annexed hereto pursuant to Article IV. "Owner" shall include the vendee under an Installment Contract of Sale and shall exclude the vendor thereunder and those having an

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interest in any property that is subject to this Declaration solely for security for the performance of an obligation.

2.034 Person. A natural individual or any other entity with the legal right to hold title to real property.

2.035 Plans and Specifications. Any and all documents designed to guide or control an Improvement, including but not limited to those indicating size, shape, configuration or materials, all site plans, excavation and grading plans, foundation plans, drainage plans, landscaping and fencing plans, elevation drawings, floor plans, specifications on all building products and construction techniques, samples of exterior colors, plans for utility services, and all other documentation or information relevant to the Improvement.

2.036 Project. The DAYTON VALLEY COUNTRY CLUB as generally depicted on the overall Dayton Valley Master Plan as recorded in the office of the Lyon County Recorder.

2.037 Purchaser. A purchaser who is unrelated to Declarant or any corporation, partnership, joint venture, or other business entity in which Declarant has an ownership interest or over which Declarant exercises contractual or other control relating to the improvement, development or sale of Property.

2.038 Record, Recorded and Recordation. With respect to any document, the recordation of such document in the office of the Clerk and Recorder of the county wherein the land lies.

2.039 Recreation and Open Space. All areas designated by Declarant and thereafter to be held for recreational purposes for the benefit of all Members not including any portion of the club facility; provided, however, that access to any area or facility except for neighborhood parks, may be subject to fees and other charges, or otherwise conditioned or restricted, and made available to non-Members, all on such terms and conditions as the Board may determine.

2.040 Single Family. One or more persons each related to the other by blood, marriage or legal adoption or a group of not more than four persons not all so related, together with their domestic employees and servants who maintain a common household in a residential unit and casual guests or as defined under the provisions of the Lyon County Code.

2.041 Single Family Residential Use. The occupancy and use of a residential unit or lot by a Single Family in conformity with the covenants, conditions and restrictions hereof, the rules and requirements imposed by applicable zoning laws and other state or local rules and regulations.

2.042 Subassociation. Any non-profit Nevada corporation or unincorporated association and its successors, organized and established by Declarant or by Declarant and a Major Developer pursuant to or in connection with a Supplemental Declaration recorded by Declarant

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or by Declarant and a Major Developer, as provided in Sections 3.01 and 4.01.

2.043 Subdivision. A parcel of land which has been shown on a final and recorded subdivision plat pursuant to N.R.S. Chapter 278 or 278A, as amended.

2.044 Supplemental Declaration. Any declaration of covenants, conditions and restrictions which may be hereafter recorded by Declarant or by Declarant and a Major Developer.

2.045 Village. Any separately developed and denominated residential area within the project as more specifically and synonomously defined in section 2.032 above.

2.046 Visible from Neighboring Property. With respect to any given object, such object is or would be visible to a person six feet tall standing on an assumed floor elevation two feet above the surface of any neighboring property in the area involved, assuming that the property had an elevation equal to the highest elevation of the ground surface of that portion of the area upon which the object is located.

ARTICLE III

DAYTON VALLEY COMMUNITY ASSOCIATION

3.01 (a) Organization. The Association is a non-profit Nevada membership corporation created for the purposes, charged with the duties, and invested with the powers prescribed by law or set forth in its Articles and Bylaws or in this Declaration. Neither the Articles nor Bylaws shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. Nothing in this Declaration shall prevent the creation, by provision therefor in Supplemental Declarations executed and recorded by Declarant, or, as to lands owned by a Major Developer, by Declarant and such Major Developer, of Subassociations to own, assess, regulate, operate, maintain or manage the portions of the Project subject to such Supplemental Declarations or to own or control portions thereof for the common use or benefit of Owners in the portion of the Project subject to such Supplemental Declarations.

(b) Successor Associations. In the event that the Association as a corporate entity is dissolved, a non-profit unincorporated association shall forthwith and without further action or notice be formed to succeed to all the rights and duties of the Association hereunder. The affairs of said unincorporated association shall be governed by the laws of the State of Nevada and, to the extent not inconsistent therewith, by the Articles and By-Laws of the Association as if they were created for the purpose of governing the affairs of an unincorporated association.

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3.02 Membership Rights.

A. Membership. Only Owners and Declarant shall be Members of the Association; provided, however, that no Person shall be a Member by reason of ownership of lands used for public school or governmental or quasi-governmental purposes, or by reason of ownership of any park, public land, road, easement, right-of-way, mineral interest, mortgage or deed of trust. Each Owner shall automatically be a Member of the Association without the necessity of any further action on his part, and Association membership shall be appurtenant to and shall run with the property interest ownership of which qualifies the Owner thereof to membership. Membership may not be severed from, or in any way transferred, pledged, mortgaged or alienated except together with the title to the property interest, ownership of which qualifies the Owner thereof to membership, and then only to the transferee of title to said property interest. Any attempt to make a prohibited severance, transfer, pledge, mortgage or alienation shall be void.

B. Club Facilities. Declarant or its designated parties may from time to time provide club facilities within the Project (including without limitation a golf course, fairways, driving range(s), putting green(s), clubhouse(s), tennis court(s), and swimming pool(s) which are separate from the Common Areas of the Association, any Village or any Neighborhood Association ("Club Facilities"). The Club Facilities shall be developed and provided at the discretion of the Declarant. Whoever owns any of these Club Facilities at any particular time has the exclusive right to determine from time to time, in its sole discretion and without notice or approval of any change, how and by whom the Club Facilities shall be used, if at all. By way of example, but not limitation, the Declarant has the right to approve users and determine eligibility for use, to reserve use rights for future purchasers in the Project, to terminate any or all use rights, to change, eliminate or cease operation of any or all of the Club Facilities, to transfer any or all of the Club Facilities or the operation thereof to anyone (including without limitation a member-owned or equity club) and on any terms, to limit the availability of use privileges, and to require the payment of a purchase price, membership contribution, initiation fee, initiation deposit, dues and other charges for use privileges. Ownership of any portion of or all of the Project or membership in the Association does not establish or give any vested right or easement, prescriptive or otherwise, to use the Club Facilities, and does not grant any ownership or membership interest in the Club Facilities.

Notwithstanding the exclusion of the Club Facility from the control or ownership of the Association, a portion of the Club facilities, designated herein, shall be deemed a commercial use for purposes of voting and assessment. Said portion of the Club facilities shall consist of the main clubhouse structure erected thereon, and any extension thereof.

3.03 Voting Rights.

A. Entitlement. The right to cast votes, and the number of votes which may be cast, for election of members to the Board of

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Directors of the Master Association and on all other matters to be voted on by the Members shall be calculated as follows:

(1) Class A Members. Class A Members shall be all Owners excepting Declarant and shall have one vote for each Lot, Condominium Unit or 1000 square feet or portion thereof designated for Commercial Use owned.

(2) Class B Member. The Class B Member shall be Declarant. The Class B Member shall be entitled to three votes for each Lot, Condominium Unit or 1000 square feet or portion thereof designated for Commercial Use owned. The voting rights of the Class B membership shall be reduced by two-thirds on the happening of one of the following events, whichever occurs earlier: (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or (b) fifteen years from the first sale to a Purchaser other than Declarant which takes place after the effective date of this Declaration.

(3) Votes Upon Annexation. If and when additional parcels are annexed hereto, Declarant shall become a Class B Member for each Lot, Condominium Unit or 1000 square feet or portion thereof designated for Commercial Use within the added premises so annexed and shall be entitled to cast four votes for each such Lot, Condominium Unit or 1000 square feet or portion thereof designated for Commercial Use that it owns in the added land even though its Class B voting rights for the parcels owned within a previous phase had theretofore ceased pursuant to Section 3.03A.(2).

B. Joint or Common Ownership. If any property interest, ownership of which entitles the Owner thereof to vote, is held jointly or in common by more than one Person, the vote or votes to which such property interest is entitled shall also be held jointly or in common in the same manner. However, the vote or votes for such property interest shall be cast, if at all, as a unit, and neither fractional votes nor split votes shall be allowed. In the event that such joint or common Owners are unable to agree among themselves as to how their vote or votes shall be cast as a unit, they shall lose the right to cast their vote or votes on the matter in question. Any joint or common Owner shall be entitled to cast the vote or votes belonging to the joint or common Owners unless another joint or common Owner shall have delivered to the Secretary of the Association prior to the time for casting such vote, a written statement to the effect that the Owner wishing to cast the vote or votes has not been authorized to do so by the other joint or common Owner or Owners.

C. Proxy Voting. Any Owner, including Declarant, may give a revocable written proxy to any person authorizing the latter to cast the Owner's votes on any matter. Such written proxy shall be in such form as may be prescribed by the Bylaws of the Master Association.

D. Cumulative Voting. The cumulative system of voting shall not be used for any purpose.

E. Voting in the Master Association. The Board shall have the power to vote in the El Dorado Lakes Master Association on behalf of the Association.

3.04 Meetings of Members. The Association shall hold an annual regular meeting of the Members of the Association on the first Tuesday in April of each year at 10:00 a.m. at the principal office of the Association. Except as in the next sentence provided, no notice need be given of said annual regular meeting. Said annual regular meeting may be held at such other reasonable place or time (not more than 30 days before or after the aforesaid date) as may be designated by notice of the Board given to the Members not less than ten nor more than fifty days prior to the date fixed for said regular meeting. Special meetings of the Members may be called at any reasonable time and place by notice by the Board or by notice by Members having one-fifth of the total votes, delivered not less than ten or mailed not less than fifteen days prior to the date fixed for said special meeting, to all Members if given by the Board and to all other Members if given by said Members. All notices of meetings shall be addressed to each Member as his address appears on the books of the Association.

The presence at any meeting, in person or by proxy, of Members entitled to vote at least a majority of the total votes outstanding shall constitute a quorum. If any meeting cannot be held because a quorum is not present, the Members present, either in person or by proxy, may adjourn the meeting to a time not less than 48 hours nor more than 30 days from the time set for the original meeting, at which adjourned meeting the quorum requirement shall be the Members entitled to vote 25% of the total votes.

The Chairman of the Board of Directors, or in his absence the Vice Chairman, shall call meetings of Members to order and act as chairman of such meetings. In the absence of both of said officers, any Member entitled to vote thereafter or any proxy of any such Member may call the meeting to order, and a chairman of the meeting shall be elected. The Secretary of the Association, or in his absence the Assistant Secretary, shall act as secretary of the meeting. In the absence of both the Secretary and the Assistant Secretary, a secretary shall be selected in the manner aforesaid for selecting a chairman of the meeting.

Except as provided otherwise in the Declaration including in Sections 3.06(e), (g), (h), 8.03 and 11.02 below, any action may be taken at any legally convened meeting of the Members upon the affirmative vote of the Members having a majority of the total votes present at such meeting in person or by proxy.

3.05 Duties of the Association. Subject to and in accordance with the Dayton Valley Country Club Restrictions, the Association shall have and perform each of the following duties for the benefit of the Members of the Association.

(a) Members. The Association shall accept all Owners as Members.

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(b) Recreation and Open Space Areas and Common Area. The Association shall accept, own, operate and maintain all Recreation and Open Space areas and Common Area which may be conveyed, leased, licensed or otherwise enjoyed by it from the Declarant, together with all Improvements of whatever kind and for whatever purpose which may be located in said areas; and to accept, own, operate and maintain all other property easements, or rights of use whether real and personal, for which it, its members or the Project receives any benefits whether aesthetic or tangible, except this power and duty shall in no way extend to operation or maintenance of any portion of the Club Facilities.

(c) Title to Property Upon Dissolution. The Association shall pay over or convey, upon dissolution of the Association, the assets of the Association to one or more exempt organizations of the kind described in Section 501(c) of the Internal Revenue Code of 1954, as amended from time to time.

(d) Repair and Maintenance of Association Property. The Association shall maintain in good repair and condition all lands, Improvements, and other Association Property enjoyed by, owned by, licensed to or leased to the Association.

(e) Payment of Taxes. The Association shall pay all real and personal property taxes and other taxes and assessments levied upon or with respect to any property owned by or leased to the Association, to the extent that such taxes and assessments are not levied directly upon the Members. The Association shall have all rights granted by law to contest the legality and the amount of such taxes and assessments.

(f) Insurance. The Association shall obtain and maintain in effect policies of insurance adequate, in the opinion of the Board, in kind and amount. Without limiting the generality of the preceding sentence, such policies of insurance shall include:

(1) Fire and extended coverage insurance on all Improvements owned by or leased to the Association, the amount of such insurance to be not less than 90% of the aggregate full insurable value, meaning actual replacement cost exclusive of the costs of excavations, foundations and footings. Such insurance shall insure the Association and the mortgagees, as their interests may appear. As to each such policy which will not be thereby voided or impaired, the Association hereby waives and releases all claims against the Board and Declarant, and the officers, agents and employees of each thereof, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement by said persons, but only to the extent that insurance proceeds are received in compensation for such loss. If the foregoing exculpatory clause is held to be invalid, then the liability of the insurance company shall be primary, and the liability of the Board, Declarant and the officers, agents and employees of the Board and of Declarant shall be secondary.

(2) Bodily injury liability insurance, with limits of not less than $500,000 per person and $1,000,000 per occurrence and

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property damage liability insurance of not less than $50,000 per occurrence, insuring against liability for each, bodily injury or property damage arising from activities of the Association or with respect to property under its jurisdiction, including, if obtainable, a cross-liability endorsement insuring each insured against liability to each other insured. The liability insurance policies referred to above shall name as separately protected insureds Declarant, the Association, the Board and each of its members, the Architectural Committee and each of its members, and the Manager, and such policies may also name some or all of the respective officers, employees and agents of the foregoing.

(3) Workmen's Compensation Insurance to the extent necessary to comply with all applicable laws.

(4) A fidelity bond in the penal amount of not less than $25,000, naming the members of the Board and such other persons as may be designated by the Board as principals and the Association as obligee.

(5) Such other insurance, including indemnity and other bonds, as the Board shall deem necessary or expedient to carrying out the Association's functions.

The Association shall be deemed trustee of the interests of all Members in all insurance proceeds, and shall have full power to receive and to deal with such proceeds.

(g) Dayton Valley Community Association Rules. The Association shall make, establish and promulgate, and in its discretion amend or repeal and reenact, such Dayton Valley Community Association Rules, not in contradiction to this Declaration, as it deems proper covering any and all aspects of its functions, including the use and occupancy of Association Property. Without limiting the generality of the foregoing sentence, such Rules may set dues and fees and prescribe the regulations governing the operation of Association Property. Each Member shall be entitled to examine such Rules at any time during normal working hours at the principal office of the Association.

(h) Architectural Committee. The Association shall appoint and remove members of the Architectural Committee as provided in Section 9.02 hereof, and insure that at all reasonable times there is available a duly constituted and appointed Architectural Committee.

(i) Enforcement Hereof. The Association shall enforce, in its own behalf and in behalf of all Owners, all of the covenants, conditions and restrictions set forth in this Declaration, under an irrevocable agency (hereby granted) coupled with an interest, as beneficiary of said covenants, conditions and restrictions, and as assignee of Declarant; and to perform all other acts, whether or not anywhere expressly authorized, as may be reasonably necessary to enforce any of the provisions of the Dayton Valley Country Club Restrictions or of the Architectural Committee Rules.

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(j) Long-Term Financing. The Association shall execute mortgages and deeds of trust, both construction and permanent, for construction of facilities, including Improvements, on property owned by or leased to the Association, and shall accept lands in Recreation and Open Space areas and Common Areas, whether or not improved, from Declarant subject to such mortgages and deeds of trust. Such financing may be effected through conventional mortgages or deeds of trust, the issuance and sale of development or other bonds, or in any other form or manner as may be deemed appropriate by the borrower, whether that be Declarant or the Association. The mortgage, deed of trust or other security interest given to secure repayment of such debt may consist of a first lien or a second or other junior lien, as shall be deemed appropriate by such borrower, whether that be Declarant or the Association, on the Improvement or other facility to be constructed, together with such underlying and surrounding lands as Declarant or the Association, as the case may be, deems appropriate. The debt secured by such mortgage, deed of trust or other security instrument may be retired from revenues generated by dues, use fees, assessment of the Members of the Association, or otherwise, or any combination thereof, as may be deemed appropriate by Declarant or the Association, as the case may be, but subject to the limitations imposed by this Declaration.

(k) Audit. The Association shall provide an annual audit by an independent certified public accountant of the accounts of the Association and make a copy of such audit available to each Member during normal business hours at the principal office of the Association. Any Member may at any time and at his own expense cause an audit or inspection to be made of the books and records of the Association by a certified public accountant provided that such audit or inspection is made during normal business hours and without unnecessary interference with the operations of the Association.

(l) Other. The Association shall carry out all duties of the Association set forth in the Dayton Valley Country Club Restrictions, or the Articles or Bylaws of the Association.

3.06 Powers and Authority of the Association. The Association shall have all of the powers of a non-stock, non-profit cooperative corporation organized under the laws of the State of Nevada in operating for the benefit of its members, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, By-Laws and this Declaration. It shall have the power to do any and all lawful things which may be authorized, required or permitted to be done under and by virtue of this Declaration, and to do and perform any and all acts which may be necessary or proper for or incidental to the exercise of any of the express powers of the Association for the peace, health, comfort, safety or general welfare of the Owners. Without in any way limiting the generality of the foregoing, the Association and the Board shall have the following power and authority; without the obligation to exercise such power and authority:

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(a) Right of Entry and Enforcement. The Board and its agents and representatives shall have the power and right to enter upon any Lot and the Improvements thereon without liability to any Owner, for the purpose of enforcing any of the provisions of this Declaration, or for the purpose of maintaining and repairing the improvements located on said Lot as provided in this Declaration or, if for any reason whatsoever, the Owner thereof fails to maintain and repair any portion of a Lot as required by this Declaration to be maintained or repaired by said Owner. The Association shall also have the power and authority from time to time in its own name, on its own behalf, or on the behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration and to enforce, by mandatory injunction or otherwise, all of the provisions of this Declaration. The costs of any such action or suit, including reasonable attorney's fees, shall be paid to the prevailing party as part of its judgment.

(b) Easements and Rights-of-Way. The Association shall have the power to grant and convey to any third party, easements, licenses for use and rights-of-way, in, on, over or under any Common Area conveyed or otherwise transferred to the Association or under its jurisdiction, upon the affirmative vote or written consent of the Board of Directors as ratified by the voting members at the next annual meeting.

(c) Employment of Manager. The Board shall have the power to employ by written agreement the services of a manager or other employee, or a professional manager or management company, subject to the direction and control of said Board, to manage and carry out the affairs of the Association and, to the extent consistent with the laws of the State of Nevada and upon such conditions as are otherwise deemed advisable by the Board, to delegate to the manager any of its powers; provided, however, that any contract with such professional manager or management company, and the compensation to be paid, for a term greater than three (3) years must be approved by at least fifty-one percent (51%) of the Members of the Association. In no event shall any management agreement be for a term greater than five (5) years and said agreement shall provide for termination for cause on a minimum of ninety (90) days written notice.

(d) Services. The Board shall have the power to provide for and engage the services of others for the maintenance, protection and preservation of Association Property and the Common Areas, including grounds keepers, painters, plumbers and such other maintenance personnel, as the nature and character of such common area may require, and including any such necessary personnel as the nature and character of any recreational facilities within such Association Property or Common Area may require; provided, however, that no contract for such services shall be for a duration of more than three (3) years, except with the approval of a majority of the Members of the Association. Said contract shall provide for termination for cause on a maximum of ninety (90) days written notice.

(e) Utilities. The Board shall have the power to contract, use and pay for utility services to the Association Property and Common Area and their facilities.

(f) Other Property: The Board shall have the power to acquire and hold, as trustee for the benefit of its Members, tangible and intangible personal property and to dispose of the same by sale or otherwise.

(g) Mergers: The Association shall have the power, to the extent permitted by law, to participate in mergers and consolidations with other non-profit corporations organized for the same purposes as the Association, provided that any such merger or consolidation shall have the approval by affirmative vote or written consent of the Board of Directors as ratified by a majority of the members at the next succeeding annual meeting.

(h) Dedication: The Association shall have the power to dedicate any of its property to an appropriate public authority for public use, provided that any such dedication shall have the approval either by affirmative vote or written consent of the Board, and such dedication is subject to the existing easements and rights of use of all of the Members of the Association.

(i) Delegation: The Board may delegate any of its powers to any such committees, officers or employees as it deems necessary and proper.

(j) Construction on Association Property: The Association shall have the power to construct new Improvements or additions to Association Property, or demolish existing Association Property or Improvements, subject to the approval of the Architectural Committee as is required in this Declaration.

(k) Maintenance of Card Key Security Systems. The Association shall have the power to operate card key operated security entrances at all points of entry and exit within the project, which may or may not be manned. The Association shall have the power to issue card keys, in its discretion, to control and maintain security related to vehicle entry into and exit from the project. This authority shall include, without limitation, the authority to suspend card use privileges pursuant to section 10.06 herein.

(l) Collection for Subassociations: The Association shall have the power to collect on behalf of and for the account of any Subassociation (but not to levy) any assessment made by a Subassociation created pursuant to this Declaration, provided that such Subassociation has delegated the right, authority and power to the Association to make such collections on its behalf.

(m) Conveyances. To grant and convey to any person real property and interests therein, including fee title, leasehold estates, easements, rights of way, mortgages and deeds of trust, out of, in, on, over or under any Association Property for the purpose of

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constructing, erecting, operating or maintaining thereon, therein or thereunder:

(1) Parks, parkways, or other recreational facilities;

(2) Roads, streets, walks, driveways, trails, and paths;

(3) Lines, cables, wires, conduits, pipelines or other devices for utility purposes;

(4) Sewers, water systems, storm water drainage systems, sprinkler systems, and pipelines; and

(5) Any similar public, quasi-public, or private improvements or facilities.

Nothing above contained, however, shall be construed to permit use or occupancy of any land, Improvement or other facility in a way which would violate applicable zoning or use and occupancy restrictions imposed thereon by other provisions of this Declaration.

(n) Legal and Accounting Services. To retain and pay for legal and accounting services necessary or proper in the operation of the Association, the operation and management of its Property, the enforcement of the Dayton Valley Country Club Restrictions, or in the performance of any other duty, right, power or authority of the Association.

(o) Association Property Services. To pay for water, sewer, garbage removal, electricity, telephone, gas, snow removal, landscaping, gardening, and all other utilities, services and maintenance for property owned by or leased to the Association.

(p) Other Areas. To maintain and repair easements, roads, roadways, rights of way, parks, parkways, median strips, sidewalks, paths, trails, ponds, lakes, entry details, guardhouses, and other areas of the Project whether owned by or leased to the Association, and to contribute toward the cost of operation and maintenance of private roads and any other Improvements or other facilities owned by Subassociations in the Project but used in part by Persons who are Members of the Association but not members of the Subassociation.

(q) Recreational Facilities. To own and operate any and all types of facilities for both active and passive recreation, both on and off the Project other than the Club Facilities, including, but not limited to: swimming pools; ice rinks; community clubs; equestrian facilities; picnic areas; parks and playgrounds; trails for hiking, bicycles and horseback riding; lakes and ponds for swimming, water skiing, fishing and other water sports; and other similar and dissimilar recreational facilities.

It is acknowledged that the Association does not own or claim to own any right, title or interest in and to the Golf Course, Clubhouse lakes and ponds and related uses and buildings developed by the Declarant more specifically defined as Club Facilities in 2.10

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above. All proprietary rights of every nature and kind are owned and retained by the Declarant relating to the said Club Facilities, Clubhouse and related uses. All rights of access onto, across or over the Golf Course are owned by the Declarant and subject to the rules and regulations of the Declarant, its successors, successors-in-title, or assigns.

(r) Other Services and Properties. To obtain and pay for any other property and services, and to pay any other taxes or assessments which the Association or the Board is required to secure or to pay for pursuant to applicable law, the terms of the Dayton Valley Country Club Restrictions, this Declaration, or the Articles or Bylaws of the Association.

(s) Contracts. To enter into contracts with Declarant and with Subassociations, Major Developers, and other Persons on such terms and provisions as the Board shall determine, to operate and maintain any Common Area or recreational or other facility or area, or to provide any service or perform any function on behalf of Declarant or such Subassociation, Major Developer or other Person. As to any such contract into which the Association may enter with a Subassociation, the Association may make, establish and promulgate, and in its discretion may amend or repeal and reenact, rules of the kind described in Section 3. with respect to the Subassociation's property.

(t) To obtain and hold any and all types of permits and licenses, and to operate a bar, lounge and/or restaurants.

(u) To acquire and own and to dispose of all manner of real and personal property, whether by grant, lease, gift or otherwise.

(v) If it shall ever be ruled or held that an exemption under the Internal Revenue Code is unavailable to the Association because of one or more rights, powers, duties, obligations or functions given to the Association by the Declaration, the Association may create a subsidiary or other association to perform the rights, powers, duties, obligations or functions which prevent the obtaining of the tax exemption; or, alternatively, the Association may retain the rights, powers, duties, obligations and functions which prevent the obtaining of the tax exemption and transfer some or all of its other rights, powers, duties, obligations and functions to such subsidiary or other association.

3.07 Indemnification.

(a) Third Party Actions. The Association may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Association) by reason of the fact that he or she is or was a director, officer, employee, servant or agent of the Association against expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted

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in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not of itself create a presumption that the person did not act in good faith or in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, or, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

(b) Derivative Actions. The Association may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a director, officer, employee, servant or agent of the Association, against expenses (including attorneys' fees) actually and reasonably incurred by him in connection with the defense or settlement of such action, proceeding or suit if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, except that no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court in which such action, proceeding or suit was brought shall determine upon application that, despite the adjudication of liability and in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

(c) Determination. Any indemnification which the Association has elected to provide under paragraph (a) or (b) of this Section 3.07 (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the officer, director, employee, servant or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in paragraph (a) or (b) of this Section 3.07. Such determination shall be made (a) by the Board by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such a quorum is not obtainable, or even if obtainable, a quorum of disinterested directors so directs, by independent legal counsel in a written opinion; provided, however, that if a director, officer, employee, servant or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in paragraph (a) or (b) of this Section 3.07, or in defense of any claim, issue or matter therein, then, to the extent that the Association has elected to provide indemnification, he shall automatically be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith without the necessity of any such determination that he has met the applicable standard of conduct set forth in paragraph (a) or (b) of this Section 3.07.

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(d) Payment in Advance. Expenses incurred in defending a civil or criminal action, suit or proceeding may, in the discretion of the Board, be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board as provided in paragraph (c) of this Section 3.07 upon receipt of an undertaking by or on behalf of the director, officer, employee, servant or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Section 3.07.

(e) Insurance. The Board may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, servant, or agent of the Association, against any liability asserted against him or incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability hereunder or otherwise.

(f) Other Coverage. The indemnification provided by this Section 3.07 shall not be deemed exclusive of any other rights to which anyone seeking indemnification may be entitled under this Declaration, agreement, vote of the Members, vote of disinterested directors, Nevada law, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and may continue as to a person who has ceased to be a director, officer, employee, servant or agent and may inure to the benefit of the heirs and personal representatives of such a person.

3.08 Assessment Benefiting Specific Areas. The Association shall also have authority to levy assessments against specific local areas and Improvements including Neighborhoods and Villages within the project to be expended for the benefit of the properties so assessed. The assessments levied under this Section 3.08 shall be levied in proportion to the benefits conferred or to be conferred, as determined by the Board, and therefore the amount levied against each parcel of land or Improvement need not be equal. Any such assessments shall constitute a lien on the properties so assessed and such liens shall be enforced in the same manner and to the same extent as is provided in Article X of this Declaration for regular and special Assessments.

3.09 Diseased Trees. The Association may enter upon any part of the Project at any time to inspect for, prevent and control diseased trees and other plant life and insect infestation of trees and other plant life. If any diseased or insect infested trees or other plant life are found, the Association may spray, remove diseased trees and other plant life, and take such other remedial measures as it deems expedient. The cost thereof applicable to privately owned property may be levied by the Association as a specific assessment against such property pursuant to Section 3.08 hereof.

3.10 Rules:

(a) Rulemaking Power: The Board may, from time to time and subject to the provisions of this Declaration, propose, enact and amend rules and regulations to be known as the "Dayton Valley

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Community Association Rules". Any rules which relate to the management, operation and control of the Association or the Common Area, common facilities or interests shall become effective and binding on all Owners only after adoption by the Board. Such rules may concern, but need not be limited to: matters pertaining to use of the Common Area and Recreation and Open Space; signs; collection and disposal of refuse; minimum standards of maintenance of property; parking and traffic restrictions; limitations on maintenance of landscaping or other improvements on any property which obstruct the vision of motorists or which create a hazard for vehicular or pedestrian traffic; and any other subject or matter within the jurisdiction of the Association as provided in this Declaration. Said rules may restrict and govern the use of Common Area by any Members, by the family of such Member or by any invitee, licensee or lessee of such Member. Declarant has retained the right, to establish rules relating to the use of that portion of the Common Area and Recreation and Open Space owned by it, and the Association may incorporate such rules in its Rules; the right of an Owner or the Board to enforce the Dayton Valley Community Association Rules is limited to those Owners that are subject to this Declaration.

(b) Notification of Rules: A copy of the Rules, as they may be from time to time adopted, amended or repealed, shall be mailed or otherwise delivered to each Member and may be recorded. The recordation of said Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. No Rules may be adopted which materially detriment the rights, preferences, or privileges of any Owner as specifically set forth herein.

3.11 Breach of Rules or Restrictions: In the event of a breach of any Rule or of any of the Restrictions contained in this Declaration by an Owner, his family, guests, employees, invitees, licensees or tenants, the Board, for and on behalf of itself and all other Owners, shall enforce the obligations of each Owner to obey such Rules or Restrictions in any manner provided by law or in equity, including, but not limited to, appropriate hiring of legal counsel, the pursuing of legal action, or suspension of the Owner's right to use the facilities of the Common Area or suspension of the Owner's voting rights; provided, however, such suspension may not be for a period in excess of thirty (30) days, after notice and hearing as herein provided, for an infraction of such Rules. In addition to the other remedies herein set forth, including without limitation, assessing the cost of repair of any damage resulting from an infraction of the Rules, the Board, by majority vote, may levy a fine against such Owner, after appropriate notice and hearing as herein provided, in an amount not to exceed an amount equal to six (6) months of the assessments made under Section 10.2(a) for each such violation and the payment of such fine may be enforced in the same manner as set forth in Section 10.5 hereof. Prior to imposing any penalty provided herein for breach of any rules enacted hereunder or of the Restrictions contained in this Declaration, the Board shall send written notice to the Owner specifying the nature of the infraction and shall provide an opportunity to the Owner for a hearing before the Board regarding such infraction and the penalty to

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be imposed. In the event that the Board determines that said infraction has occurred and that a penalty shall be imposed, after a reasonable opportunity for a hearing has been provided, the determination of the Board shall be final. In the event legal counsel is retained or legal action is instituted by the Board pursuant to this paragraph, any settlement prior to judgment or any judgment rendered in any such action shall include costs of collection, court costs, and reasonable attorney's fees.

3.12 Liability of Members of Board: No member of the Board shall be personally liable to any of the other Board members, to the Members or to any other person, including Declarant, for any error or omission of the Association, its representatives and employees, or the Architectural Committee, provided that such Board member has, upon the basis of such information as may be possessed by him, acted in good faith.

3.13 Amendment: The provisions of Section 3.1, 3.2 and 3.3 shall not be amended without the vote or written consent of a majority of all of the Owners.

3.14 Relinquishment of Architectural Control to Subassociations: So long as Declarant is entitled to three votes for every one vote to which another person is entitled pursuant to Section 3.3A(2) above, Declarant may relinquish to any Subassociation established pursuant to a Supplemental Declaration the right to appoint its own Architectural Committee for the area which is subject to such Supplemental Declaration; and after Declarant is no longer entitled to such votes, the Board may make such relinquishment. No such relinquishment shall be effective, however, without the written acceptance of the Subassociation. If such relinquishment is made, then the Architectural Committee of such Subassociation shall have all rights, powers, functions, duties and obligations with respect to the area subject to the Supplemental Declaration as are granted to the Architectural Committee by Article IX or by any other sections of this Declaration.

ARTICLE IV

DEVELOPMENT OF DAYTON VALLEY COUNTRY CLUB: ANNEXATION

4.01 Subdivision and Development by Declarant. Declarant intends to divide the Project into several areas, to develop some of the said areas and, at Declarant's option, to dedicate some of said areas as Common Areas, Recreation and Open Space, or for other purposes for the benefit of the developed areas, in accordance with the Project master plan. It is contemplated that the Project will be developed pursuant to such Project master plan, as it may from time to time be amended or modified, as a unified planned development district in which the development of, and restrictions upon, each portion thereof will benefit each other portion and the whole thereof. As each area is developed or dedicated, Declarant, or if the area is owned by a Major Developer, Declarant and such Major Developer, may record one or

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more Supplemental Declarations with respect thereto which will refer to the Declaration and designate the use classification, and which may supplement the Declaration with such additional covenants, conditions and restrictions as Declarant or Declarant and such Major Developer may deem appropriate for that area. Such Supplemental Declaration may, but need not, provide for the establishment of a Subassociation to be comprised of Owners within the area subject thereto. Any Supplemental Declaration may provide its own procedure for the amendment of any provisions thereof, as, for example, by a specified vote of only the Owners of some of the property within the area subject thereto. All lands, Improvements and uses in each area to be developed shall be subject to both this Declaration and the Supplemental Declaration, if any, for that area.

4.02. Annexation. Declarant, and other Persons with Declarant's written consent, may at any time and from time to time add to the lands which are subject to this Declaration. Except as provided in paragraph (4) of this Section 4.02, upon the recording of a Notice of Addition of Land containing the provisions set forth below in this Section 4.02 (which Notice may be contained within any Supplemental Declaration affecting such land), the covenants, conditions and restrictions contained in this Declaration shall apply to the added land in the same manner as if it had been originally subject to this Declaration; and thereafter, except as provided in paragraph (4) of this Section 4.02, the rights, privileges, duties and liabilities of the Persons subject to this Declaration shall be the same with respect to the added land as with respect to the lands originally covered by this Declaration.

The Notice of Addition of Land referred to hereinabove shall contain the following provisions:

(1) A reference to this Declaration, which reference shall state the date of recordation hereof and the book and page numbers wherein this Declaration is recorded;

(2) A statement that the provisions of this Declaration shall apply to the added land as set forth herein;

(3) An adequate legal description of the added land; and

(4) Declarant's written consent if the added land is not then owned by Declarant. As part of such written consent Declarant may agree with the Person who owns such land as to the terms and conditions upon which Declarant will exercise its rights and duties, as Declarant under this Declaration, with respect to such added land. Such terms and conditions may provide for joint exercise, as to such added land, of Declarant's said rights and duties.

(5) Such complementary additions and modifications to this Declaration as may be necessary to reflect the different character, if any, of the added land which may be significantly at variance with the original land.

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4.03. Deannexation. Declarant may deannex any area of land within the Project from this Declaration, without the consent of any Owner at any time prior to the conveyance of any area of land. Such deannexation shall be effected by recording a deannexation declaration. Upon recordation of the deannexation declaration, the land to be deannexed shall be removed and deannexed from the Project and, thereafter, shall be free from the obligations, requirements, declaration, limitations, covenants, conditions and restrictions set forth herein.

4.04. Lands Owned by Major Developer. If an area has been sold to a Major Developer, any Supplemental Declaration with respect thereto shall be executed by both Declarant and such Major Developer.

ARTICLE V

GENERAL RESTRICTIONS

All real property within the Project shall be owned, held, conveyed, encumbered, leased, used, occupied and enjoyed subject to the following limitations and restrictions:

5.01. Antennas. Except for any which may, at Declarant's option, be erected by Declarant or Declarant's designated representative, no exterior radio or television antenna or aerial shall be erected or maintained in the Project without the prior written approval of the Architectural Committee.

5.02. Insurance Rates. Nothing shall be done or kept in the Project which will increase the rate of insurance on any Association Property without the approval of the Board, nor shall anything be done or kept in the Project which would result in the cancellation of insurance on any Association Property or which would be in violation of any law.

5.03. No Further Subdividing. No Lot, Common Area, Commercial Site or Condominium Unit or unit of land which is designated for apartments shall be further divided or subdivided, nor may any easement or other interest therein less than the whole be conveyed by the Owner thereof (including any Subassociation) without the prior written approval of the Architectural Committee; provided, however, that when Declarant is the Owner thereof, Declarant may further divide and subdivide any Lot, Common Area, Commercial Site and Condominium Unit or unit of land which is designated for apartments and convey any easement or other interest less than the whole, all without the approval of the Architectural Committee; and provided, further that nothing herein shall be deemed to require the approval of the Architectural Committee for the transfer or sale of any Lot, Multi-Family Site, Commercial Site or Condominium Unit, including Improvements thereon, to more than one person to be held by them as tenants in common or joint tenants, or for the granting of any mortgage or deed of trust.

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5.04. Signs. No sign of any kind shall be displayed to the public view without the approval of the Architectural Committee except such signs as may be required by legal proceedings. No flashing or moving signs shall be permitted on the Project. All signage shall be of an architectural style in harmony with the overall Project.

5.05. Fences; Easements Over Certain Lots. The Declarant hereby reserves an easement in favor of the Association along the rear property lines of all those Lots wherein the rear property lines abut the roadways, for the construction, maintenance and repair of fences. This easement is reserved regardless of whether the Owner or the Association constructs said fence, and the Association shall be responsible for the maintenance and repair of all said fences.

All rear yard fences which abut Club Facilities inclusive of fairways, lakes, tees and greens shall be no greater than four (4) feet in height, made of black or dark green wrought iron, or similar materials which allow for viewing through the fence, provided that the Architectural Review Committee shall have the authority to approve fences made with wood or stucco materials provided they are in compliance with the Architectural Review Committee Rules. Notwithstanding the height limitations set forth above, the Architectural Review Committee shall have the authority to approve the construction of side yard privacy fences of a height of up to six (6) feet in the areas alongside each residence provided that said fence meets the Architectural Review Committee Rules standards, and provided that said fence does not extend beyond the rearmost point of the residence, exclusive of any decks or patios. All fences must be approved by the Architectural Review Committee and the owner of Club Facilities. The foregoing may only be varied by a written consent approved by the Architectural Review Committee.

5.06 Easement for Landscaping Over Certain Lots. Declarant hereby reserves, in favor of the Association, its employees or its agents, an easement over, under and across Lots 12, 13 and 16 within the Project, for purposes of planting and maintaining landscaping improvements within the rear ten (10) feet of said lots. By acceptance of a deed, the Owners of said lots agree to provide water to said improvements as necessary.

5.07 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property within the Project and no odors shall be permitted to arise therefrom so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any such property without the prior written approval of the Board.

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5.08 Repair of Building. No Improvement hereafter constructed upon any land within the Project shall be permitted to fall into disrepair, and each such Improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished by the Owner (including any Subassociation) thereof.

5.09 Improvements and Alterations. There shall be no construction other than repairs pursuant to Section 5.06 above, excavation, alteration which in any way alters the exterior appearance of any Improvement, or removal of any Improvement without the prior approval of the Architectural Committee.

5.10 Violation of Dayton Valley Community Association Rules. There shall be no violation of the Dayton Valley Community Association Rules once adopted by the Board and made available to the Persons affected thereby. If any Owner or his family or any guest, licensee, lessee or invitee of such Owner or his family violates the Dayton Valley Community Association Rules, the Board may invoke any one or more of the following remedies: (a) impose a special charge upon such Owner of not more than Fifty Dollars for each violation; (b) suspend the right of such Owner and his family, guests, licensees, lessees and invitees to use Association Property under such conditions as the Board may specify, for a period of not to exceed thirty days for each violation; (c) cause the violation to be cured and charge the cost thereof to such Owner; and (d) obtain injunctive relief against the continuance of such violation. Before invoking any such remedy, the Board shall give such Owner Notice and Hearing except that the Board may suspend the right of any Owner and his family, guests, licensees, lessees and invitees without Notice and Hearing for any period during which any Assessment owed by such Owner is past due and unpaid. Any assessment or charge imposed under this Section 5.09 which remains unpaid for a period of ten days or more, shall become a lien upon the Owner's land or Condominium Unit upon its inclusion in a recorded notice thereof and may be collected as provided in Article X below for the collection of other Assessments.

5.11 Drainage. There shall be no interference with the established drainage patterns over any property within the Project, except by Declarant, unless adequate provision is made for proper drainage and approved by the Architectural Committee.

5.12 No Hazardous Activities. No activities shall be conducted on any property and no Improvements constructed on any property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any property, and no open fires shall be lighted or permitted on any property except in a contained barbecue unit while attended and in use for cooking purposes or within a safe and well-designed interior fireplace.

5.13 No Temporary Structures. No tent or shack or other temporary building, Improvement or structure shall be placed upon any property, except that temporary structures necessary for storage of tools and equipment and for office space for architects, builders and

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foremen during actual construction may be maintained with the prior approval of Declarant, such approval to include the nature, size and location of such structure.

5.14 No Mining and Drilling. No property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals of any kind, rocks, stones, sand, gravel, aggregate or earth, except that Declarant or the Association may, by appropriate written permit, grant, license or easement, allow the drilling of wells and the installation of infiltration galleries for the extraction of water; and except that Declarant or the Association may, by appropriate written permit, grant, license or easement, allow any of the foregoing activities to the extent permitted by applicable zoning.

5.15 Vehicles. In addition to the provisions of Section 7.05(c) hereof, the use of all vehicles, including but not limited to helicopters, gliders, trucks, automobiles, golf carts, graders, boats, tractors, pickups, mobile homes, trailers, buses, campers, recreational vehicles, bicycles, motorcycles, motor scooters, wagons, sleighs and snowmobiles, shall be subject to the Dayton Valley Community Association Rules, which may prohibit or limit the use thereof within specified parts of Dayton Valley Country Club, and which may also provide parking regulations and adopt other rules regulating the same. In no event shall any recreational vehicle, travel trailer, camp trailer, motor home, camper or other similar recreational vehicle be parked on a lot or in front of any residence. Guests of a residence may park their recreational vehicle on a lot for not more than two (2) nights and thereafter the vehicle will be subject to being towed at the owner's expense.

5.16 Construction Activities. This Declaration shall not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction of Improvements by any Owner (including Declarant) upon property within the Project; provided that when completed such Improvements shall in all ways conform to this Declaration. Specifically, no such construction activities shall be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, posting of signs or similar activities; provided that such construction is pursued to completion with reasonable diligence, is in compliance with applicable federal, state and local laws and ordinances and any rules and regulations adopted pursuant thereto, and conforms to usual construction practices in the area. In the event of any dispute, a temporary waiver of the applicable provision, including but not limited to any provision prohibiting temporary structures, may be granted by the Architectural Committee, provided that such waiver shall be only for the reasonable period of such construction. Such waiver may, but need not, be recorded or in recordable form.

5.17 Exemption of Declarant. Notwithstanding anything in this Declaration to the contrary, neither Declarant nor any of Declarant's activities shall in any way be subject to the control of or under the jurisdiction of the Architectural Committee. Without in any

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way limiting the generality of the preceding sentence, this Declaration shall not prevent or limit the right of Declarant to excavate and grade, to construct and alter drainage patterns and facilities, to construct any and all other types of Improvements, to maintain model homes and construction, sales and leasing offices and similar facilities, and to post signs incidental to construction, sales and leasing, all anywhere on the Project.

5.18 Assignment by Declarant. Any other provision of this Declaration to the contrary notwithstanding, Declarant may assign in whole or in part any of its privileges, exemptions, rights and duties under this Declaration to any other Person and may permit the participation in whole or in part by any other Person in any of its privileges, exemptions, rights and duties hereunder. Without in any way limiting the generality of the preceding sentence, Declarant may exempt any Person from the control and jurisdiction of the Architectural Committee.

5.19 Building Permits. Building permits for any structures on property which is the subject of this Declaration, shall only be issued in accordance with the Lyon County Code.

ARTICLE VI

PERMITTED USES AND RESTRICTIONS - RESIDENTIAL AREAS

6.01 Residential Areas. All property within any residential area (excluding any Recreation and Open Space in such residential area) shall be improved and used solely for residential use; except that any Common Area in such residential area may be improved and used for active and passive recreational purposes for the primary benefit of the Owners and occupants of Lots and Multi-Family Sites in such residential area; and except that, as to any specific area, Declarant (or the Board if delegated by Declarant) may, in its sole and absolute discretion, permit other Improvements and uses consistent with the zoning then in effect for such specific area by so providing in a Supplemental Declaration recorded with respect to such specific area. Any Supplemental Declaration recorded for a residential area shall designate such area to be either a single-family residential area or a multi-family residential area, and may further designate such residential use for that area to be attached or detached single-family residences or any combination thereof in the case of a single-family residential area, or one or more apartment houses or Condominium Buildings or townhouses or any combination thereof in the case of a multi-family residential area. The Supplemental Declaration may designate an area as a planned unit development combining both single-family and multi-family residences where permitted by the applicable zoning and this Declaration.

6.02 Improvements and Use.

A. Except as provided in Section 6.01 hereof, no Lot shall be improved or used except by a dwelling or structure designed to accommodate no more than a Single Family plus a garage, fencing and such other Improvements as are necessary or customarily incident to a

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Single-Family residence; provided, however, that separate guest houses, and servants' quarters may be erected on any Lot if permitted by an appropriate Supplemental Declaration and the applicable zoning.

B. Except as provided in Section 6.01 hereof, no Multi-Family Site shall be improved or used except by an apartment house, Condominium Building, or townhouse, or any combination thereof, except that a Multi-Family Site may also be used for single-family residential purposes to the extent permitted by applicable zoning and this Declaration.

C. On Lots which are 18,000 square feet or more, residences constructed therein must be at least 3,500 square feet in size plus a three car garage; on Lots which are 12,000 square feet or more, but less than 18,000 square feet, residences thereon must be at least 2,750 square feet in size plus a three car garage; on Lots which are 8,500 square feet or more, but less than 12,000 square feet, residences constructed thereon must be at least 2,500 square feet in size plus a three car garage; on Lots which are 4,500 square feet or more, but less than 8,500 square feet, residences constructed thereon must be at least 1,800 square feet in size plus a two car garage; residences on all remaining lots must be at least 1,250 square feet in size plus a two car garage.

Townhouses, condominiums or multi-family units within the Project will have at least 600 square feet of living space.

6.03 Residential Use; Rentals. No residence on any Lot or Multi-Family Site shall be used for any purpose other than Single-Family Residential Use. However, nothing in this Declaration shall prevent the rental of property within a residential area by the Owner thereof for residential purposes, on either a short or long-term basis subject to all the provisions of this Declaration. No commune, co-operative or similar type living arrangement shall be permitted anywhere in the Project.

6.04 Animals. No kennel or other facility for raising or boarding dogs or other animals for commercial purposes shall be kept on any Lot or Multi-Family Site. No animals of any kind shall be raised, bred or kept on any Lot of Multi-Family Site except seeing eye dogs.

6.05 Unsightly Articles. No unsightly article shall be permitted to remain on any Lot or Multi-Family Site so as to be Visible from Neighboring Property or public or private thoroughfares. Without limiting the generality of the foregoing, trailers, motor homes, recreation vehicles, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, snow removal equipment and garden and maintenance equipment shall be kept at all times, except when in actual use, in an enclosed structure or screened so as not to be Visible from Neighboring Property and no repair or maintenance work shall be done on any of the foregoing, or on any automobile, other than minor emergency repairs, except so as not to be Visible from Neighboring Property. Refuse, garbage and trash shall be kept at all times in a covered container and

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any such container shall be kept within an area so as not to be Visible from Neighboring Property. All owners must subscribe to a garbage collection service when the same is available to the Project. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view; no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any property except within an enclosed structure or kept so as not to be Visible from Neighboring Property; liquid propane gas, oil and other exterior tanks shall be kept within an enclosed structure or appropriately screened from view.

6.06 Parking Restrictions; Use of Garage. Unless otherwise permitted by the Board, no automobile or motorcycle shall be parked or left within the Project other than within a garage, carport, or assigned or appurtenant parking stall or space. No Owner shall use any area designated as "guest parking" for any purpose other than for parking of guests' vehicles. No boat, trailer, recreational vehicle, camper, truck, or commercial vehicle shall be parked or left within the Project other than in a parking area designated by the Board for the parking and storage of such vehicles and on such terms as the Board may designate, including the charging of fees. However, parking by commercial vehicles for the purpose of making deliveries shall be permitted in accordance with the Rules and Regulations. Any garages shall be used for parking automobiles only and shall not be converted for living or recreational activities.

6.07 Restricted Use of Recreational Vehicles, Etc. No boat, truck, trailer, camper, recreational vehicle, or tent shall be used as a living area while parked or located on the Project.

6.08 Maintenance of Lawns, Plantings and Landscape. Except on those Lots where Declarant or the Association has elected to provide for landscaping, and assessments therefore have levied, each Owner shall complete the landscaping on their Lot, including planting lawn, shrubs, trees or ground cover, within one (1) year of the date of the purchase of the Lot by the Owner, to mitigate and eliminate dust and unslightly yard areas. Each Owner shall keep all shrubs, trees, grass and plantings on his lot neatly trimmed, properly cultivated and free from trash, weeds and other unsightly material. Each Owner shall maintain all trees on his Lot and shall replace any tree that dies or becomes diseased. No Owner shall remove, alter or injure any tree or shrub placed in any area by Declarant or by the Association or any tree in excess of six inches in diameter without the prior written approval ofl the Design Review Committee. The Association, the Design Review Committee and their respective authorized agents shall have the right (without the duty) to enter upon any Lot at any reasonable time for the purpose of planting, replacing, maintaining or cultivating trees and shrubs.

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ARTICLE VII

PERMITTED USES AND RESTRICTIONS - OTHER AREAS

7.01 Common Areas and Open Space Areas. Any other provision of this Declaration to the contrary notwithstanding, no land within any Common Area and Open Space area may be improved by any Improvement, used or occupied except in such manner as shall have been approved by Declarant in its sole and absolute discretion. Such required approval shall extend to the nature and type of use, occupancy, and Improvement, and may be given by recorded Supplemental Declaration. Declarant may delegate its right to grant such approvals to the Board. No approval shall be granted which would be in contravention of the zoning then in effect for the area in question.

7.02 Commercial Areas. No noxious or offensive trades, services, activities, or businesses shall be conducted on any Commercial Site, nor shall anything be done thereon which may be or become an annoyance or nuisance to other Owners or to other occupants of lands within the Project by reason of unsightliness, or excessive emissions of fumes, exhaust, odors, glare, vibration, gases, air, wind, radiation, dust, liquid waste, solid waste, heat, smoke, noise, light or otherwise. Each Owner and each occupant of a Commercial Site shall keep such Commercial Site and the Improvements thereon in a safe, clean, neat and wholesome condition, and shall comply in all respects with all applicable governmental requirements and the Dayton Valley Country Club Restrictions.

7.03 Lakes, Water Bodies and Wetlands. All lakes, ponds, and streams within the Project, if any, shall be for irrigation purposes only, and no other use thereof, including, without limitation, fishing, swimming, motorized boating, playing or use of personal flotation devices, shall be permitted. Given the arid nature of the area of the Project and the changing laws relating to use of ponds and other water amenities, there is no guarantee or warranty by the Declarant that the ponds will be maintained or remain during the life of the Project. No piers or docks shall be constructed on any portion of lakes, streams or ponds, nor attached to the shoreline or banks thereof. This Section shall not apply to prohibit use by the Club Facilities of lakes, ponds, or streams within or comprising the Club Facilities. The Declarant or other owner of the Club Facilities shall have exclusive control over the drainage and maintenance of any lake, pond, stream or other water body within the Club Facilities. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds, or streams within the Project. Nothing shall be done which disturbs or potentially disturbs wetlands within the Project in any manner. No dredging or filling shall be undertaken on any property adjacent to any water body or wetland, except by Declarant.

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7.03(A) Easement Around Bodies of Water. Declarant hereby reserves an easement in favor of the Association, over, under and across the twenty (20) feet abutting the edges of all bodies of water located within the Club Facilities, for purposes of landscaping and maintenance. The Owner of the Club Facilities may maintain the property within the easement area, but will charge the costs back to the Association. At the sole discretion of the Owner of the Club Facilities, the Owner of the Club Facilities may direct the Association to perform the maintenance obligations within the easement area, in the manner the Owner of the Club Facilities directs.

7.04 Easement of Airspace; Air Traffic not a Nuisance. There is hereby reserved to Declarant the right to all airspace rights above thirty-five (35) feet above the ground elevation of the Lots and Common Area in the Project. By execution of Ownership Documents, each Owner acknowledges that the Project is located in close proximity to airport facilities. The normal operation of said airport facilities will generate low flying air traffic over the Project, which shall not be deemed a nuisance by any Owner.

7.05 Golf Carts. In order to ensure uniform aesthetic qualities and safety within the project, no golf carts shall be allowed within any area of the project except golf carts which are leased or rented from the Dayton Valley Country Club, pursuant to a separate written agreement. Such agreement shall require golf cart rentors or lessors to adhere to a regular maintenance schedule and to maintain the golf cart in a safe working manner at all times.

7.05(A) Operation of Golf Carts. All golf carts operated within the project pursuant to paragraph 7.05 above may only be operated on designated roads and pathways. Operation of golf carts by unlicensed drivers is strictly prohibited. Operation of golf carts within the project is prohibited before sunrise or after sunset. Operators of golf carts must obey all traffic signs and posted speed limits. Golf cart operators assume all liability for injury, damage to property or claims in any way whatsoever related to their operation of the golf carts allowed by this Declaration.

7.05(B) Right of Way of Golf Carts; Easements Across Roadways. Drivers of vehicles within the project shall grant the right of way at all times to drivers of golf carts. The declarant hereby grants an easement in favor of the Association, its members and their guests, and members and guests of the Club Facility within the Project pursuant to Section 3.02B hereof to pass, over, under and across all roadways within the Project for passage of golf carts and vehicles for access to the Club Facilities.

7.05(C) Storage of Golf Carts. When not in use, all golf carts allowed by this Declaration, must be stored in each respective member's garage, along with all vehicles. At no time should a member's vehicles or golf cart be left parked in the member's driveway or street front over night.

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7.06 Jogging, Walking, Bicycling, Picnicking on Golf Course Areas Prohibited. The golf course areas are restricted to golf activities only. Other walking, jogging, bicycling, picnicking or sunbathing in the golf course areas is strictly prohibited.

7.07 Sales of Golf Balls Prohibited. The sale of golf balls by Members on their Lots or in any common area of the Project is strictly prohibited. This section does not prohibit the sale of golf balls by the designated operator of a club facility within the Project.

7.08 Utilities Easement. There is hereby granted in favor of Declarant or its successors or assigns an easement for purposes of installing, facilitating, maintaining, repairing, replacing or inspecting sewer, drainage, and underground power lines or other utilities over, under and across the property described in Exhibit "B" attached hereto and incorporated herein by this reference. Any repair or excavation within the Exhibit "B" property shall not be undertaken until all plans and specifications and procedures have been approved by Declarant, its successors or assigns.

7.09 Easement in Favor of Declarant to Facilitate Sales and Resales. There is hereby reserved to Declarant, its agents and employees the right and exclusive easement to use any units owned or leased by the Declarant as models, management offices, sales and resales offices, or customer service offices. The Declarant reserves the right to relocate the same from time to time within the property; upon relocation, the furnishings thereof may be removed. The Declarant further reserves the right to maintain on the property such advertising signs as may comply with applicable governmental regulations which may be placed in any location on the property and may be relocated or removed all at the sole discretion of the Declarant. The Declarant shall have the right to restrict the use of certain common element parking spaces for sales purposes and to use such spaces for sales purposes. Further, the Declarant shall have the exclusive right to erect temporary offices or certain common elements for models, sales, resales, management, customer service, and similar purposes. The reservation of this easement to facilitate sales also applies to any land annexed or to be covered by these Covenants, Conditions and Restrictions. Any such sales and marketing facilities and common areas shall be maintained at the sole cost of the Declarant so long as Declarant is the sole user of such areas.

ARTICLE VIII

ASSOCIATION PROPERTY

8.01 Use. Each Member of the Association who resides in Dayton Valley Country Club and the members of his family who reside with him, and each lessee of a Lot, a Condominium Unit, or a dwelling unit in an apartment house, shall be entitled to use the Property of the Association, subject to:

(a) The provisions of the Dayton Valley Country Club Restrictions, and each person who uses any Property of the Association, in using the same, shall be deemed to have agreed to comply therewith;

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(b) The right of the Association to charge reasonable dues and use and other fees for those facilities or amenities for which fees are normally charged or assessed.

(c) The right of the Association to suspend the rights to the use of any Property of the Association by any Member or lessee and their respective families, guests and invitees for any period during which any Assessment against the Member's property remains past due and unpaid; and, after Notice and Hearing by the Board, the right of the Association to invoke any remedy set forth above in Section 5.09 for any other infraction of the Dayton Valley Country Club Restrictions;

(d) The right of the Association to require that security deposits be made and deposited with the Association to secure all sums, and to guarantee performance of all duties, due and owing or to become due and owing to the Association;

(e) The right of the Association to allow the general public, or certain segments thereof, to use any Association Property, and in the discretion of the Board, to charge use or other fees therefor subject to subparagraph (b) above provided that the Association may not charge fees for access to public-type parks and sport fields; and

(f) Such rights to use Association Property as may have been granted by the Association to others; and

(g) Such covenants, conditions, and restrictions as may have been imposed by the Association or prior owners on Association Property.

8.02 Easement of Enjoyment. Every Member of the Association shall have a right and easement of enjoyment in and to the Common Area, subject to this Declaration as it may be amended from time to time and to any restrictions or limitations contained in any deed conveying such property to the Association. Any Owner may delegate his or her right of enjoyment to the members of his or her family, tenants, members and social invitees, as applicable, subject to reasonable regulation by the Board and in accordance with procedures it may adopt. An Owner who leases his or her Unit shall be deemed to have delegated all such rights to the Unit's lessee.

Access to the Golf Course(s) within or adjacent to the Properties is strictly subject to the rules and procedures established by the respective owners of the Golf Course(s). No Owner or occupant gains any right to enter or to use those facilities by virtue of ownership or occupancy of a Lot or Unit.

8.03 Easement for Golf Balls. Every Lot, Unit, Common Area, Limited Common Area and the common property of any Neighborhood are burdened with an easement permitting golf balls unintentionally to come upon the Common Area, Limited Common Area, Lots, Units or common property immediately adjacent to the golf course and for golfers at reasonable times and in a reasonable manner to come upon the Common

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Area, Limited Common Area, common property of a Neighborhood, or the exterior portions of a Lot or Unit to retrieve errant golf balls; provided, however, if any Lot or Unit is fenced or walled, the golfer will seek the Owner's permission before entry. Lot or Unit owners should undertake all necessary measures to protect their property, guests, family members and invitees from errant golf balls. The acquisition of a Lot within the Properties acknowledges that the Owners are assuming the risk for any damages occurring by virtue of an errant golf ball.

8.04 Easement in Favor of Club Facility. The Declarant hereby reserves a perpetual easement in favor of the Club Facilities, its owner members, guests, invitees, licensees or employees, over, under and across any Association property for purposes of use, maintenance, ingress, egress, sales and marketing, at no fee or cost whatsoever to said Club Facilities, its owner members, guests, invitees, licensees or employees.

8.05 Damages. Each Member and lessee described above in Section 8.01 shall be liable to the Association for any damage to Property of the Association which may be sustained by reason of the negligent or intentional misconduct of such person or of his family, guests or invitees. If the property, the ownership or leasing of which entitles the Owner or lessee thereof to use Association Property, is owned or leased jointly or in common, the liability of all such joint or common Owners or lessees shall be joint and several. The amount of such damage may be assessed against such person's real and personal property on or within the Project, including the leasehold estate of any lessee, and may be collected as provided in Article X below for the collection of Assessments.

8.06 Damage and Destruction. In the case of destruction of or damage to Association Property by fire or other casualty:

A. Reconstruction - Minor. If the insurance proceeds do not exceed the sum of $100,000 and the cost of repairing or rebuilding does not exceed the amount of the available insurance proceeds by more than $25,000, such insurance proceeds shall be paid to the Association, which thereupon shall contract to repair or rebuild the Association Property so damaged; and if the insurance proceeds are insufficient to pay all of the costs of repairing or rebuilding the damage, the Association may levy a special Assessment to make good any deficiency.

B. Reconstruction - Major. If the insurance proceeds exceed $100,000 or the cost of repairing or rebuilding exceeds the available insurance proceeds by more than $25,000, then:

(a) The insurance proceeds shall be paid to such bank or trust company as may be designated by the Board, to be held in separate trust for the benefit of the Members, as their respective interests shall appear. The Association is authorized to enter, on behalf of the Members, into an agreement with such insurance trustee relating to its powers, duties and compensation, on such terms as the Board may approve consistent herewith.

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(b) The Association shall obtain firm bids from two or more responsible contractors to repair and rebuild any or all portions of the Association Property and shall call a special meeting of the Members to consider such bids. At such special meeting, the Members may by three-fourths of the vote cast at such meeting elect to reject such bids and thus not to rebuild. Failure to thus reject such bids shall be deemed acceptance of such bid as may be selected by the Board. If a bid is accepted, the Association may levy special Assessments on the Members to make up the deficiency between the total insurance proceeds and the contract price of repairing or rebuilding the Association Property and such Assessments and all insurance proceeds shall be paid to said insurance trustee to be used for such rebuilding. Such Assessments may be made due on such dates as the Association may designate, and the Association may borrow money to pay the aforesaid deficiency and may secure such borrowing by an assignment of its right to collect such Assessments, by a pledge or mortgage on any personal property owned by the Association or held by it in trust for the Members, or by a mortgage or deed of trust on the facility to be rebuilt or on any other real property owned by the Association. If the Members elect not to rebuild, the proceeds, after payment for demolition of damaged structures and clean-up of the premises, shall be retained by the Association for use in performing its functions under the Dayton Valley Golf Club Restrictions.

C. Decision Not to Reconstruct. If the Board determines not to rebuild any Property so destroyed or damaged, or to build facilities substantially different from those which were destroyed or damaged, it shall call a special meeting of the Members to consider such decision. If the Members, by three-fourths of the votes cast at such meeting, elect to ratify such decision, the Board shall act accordingly; but if the Members do not by such percentage elect to ratify such decision, the Board shall proceed to repair or rebuild the damaged or destroyed facility pursuant to paragraph A or B, as the case may be, of this Section 8.03.

ARTICLE IX

ARCHITECTURAL COMMITTEE

9.01 Members of Committee. There shall be an Architectural Committee which shall consist of three members or five members. There shall also be two alternate members, either of whom may be designated by the Committee to act as substitute on the committee in the event of absence or disability of any member. Each member of the Committee shall hold office until such time as he has resigned or has been removed or his successor has been appointed, as provided herein. Members of the Committee may be removed at any time without cause.

9.02 Declarant's Rights of Appointment. The Board shall have the right to appoint and remove all members of the Committee, including alternates, but so long as Declarant is entitled to three votes for every one vote to which another person is entitled pursuant to Section 3.03 above, Declarant shall have the right to approve or disapprove all members proposed for appointment by the Board. Thereafter, the Board

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shall have the right to appoint and remove all members of the Committee without Declarant's consent.

9.03 Review of Proposed Construction. Whenever in this Declaration or in any Supplemental Declaration the approval of the Architectural Committee is required, it shall have the right to consider all of the Plans and Specifications for the Improvement or proposal in question and all other facts which in its sole discretion are relevant. Except as provided in Sections 5.15 and 5.16 above, prior to commencement of any construction of any Improvement in the Project, the Plans and Specifications therefor shall be submitted to the Architectural Committee, and construction thereof may not commence unless and until the Committee has approved such Plans and Specifications in writing. The Committee shall consider and act upon any and all Plans and Specifications submitted for its approval pursuant to this Declaration, and perform such other duties assigned to it by this Declaration, or as from time to time shall be assigned to it by the Board, including the inspection of construction in progress to assure its conformance with Plans and Specifications approved by the Committee. The Committee shall approve Plans and Specifications submitted for its approval only if it deems that the construction, alterations, or additions contemplated thereby in the locations indicated will not be detrimental to the surrounding area or the Project as a whole, and that the appearance of any structure affected thereby will be in harmony with the surrounding structures. The Committee may condition its approval of Plans and Specifications on such changes therein as it deems appropriate, and may require submission of additional Plans and Specifications or other information prior to approving or disapproving the material submitted. The Committee may also issue rules or guidelines regarding anything relevant to its functions, including but not limited to minimum standards and procedures for the submission of Plans and Specifications for approval. Such rules shall be known as the Architectural Committee Rules. The Committee may require a reasonable fee to accompany each application for approval. The Committee may require such detail in Plans and Specifications submitted for its review and such other information as it deems proper, including without limitation, environmental impact statements. Until receipt by the Committee of all required Plans and Specifications and other information, the Committee may postpone review of anything submitted for approval.

9.04 Architectural Committee Rules. The Architectural Committee shall from time to time and in its sole discretion adopt, amend and repeal by unanimous vote rules and regulations to be known as "Architectural Committee Rules" interpreting and implementing the provisions of this Declaration and setting forth fees to be charged and procedures and design and construction criteria to be followed in submitting proposals to the Committee. The Architectural Committee Rules shall comply with all applicable federal, state and local laws, regulations and ordinances. A copy of the Architectural Committee Rules as they may from time to time be adopted, amended or repealed, certified by any member of the Architectural Committee, shall be maintained at the office of the Association and shall be available for inspection and copying by any Member at any reasonable time during the

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business hours of the Association. The following minimum standards and restrictions shall apply to any construction work performed on the Property:

(a) No more than one (1) residential unit shall be constructed on any Lot; however, if the size of the Lot permits, a single detached guest house for guests or domestic employees shall be considered as part of the same residential unit.

(b) All improvements shall be constructed in full compliance with all applicable zoning laws, building codes and other laws, ordinances and regulations applicable to the construction, use and occupancy of improvements.

(c) The placement of the improvements on a Lot, the type of roofs, exterior materials and building shapes shall be established in such manner as to be determined reasonable in the sole discretion of the Architectural Committee.

9.05 Meetings of the Committee. The Committee shall meet from time to time as necessary to perform its duties hereunder, but such meetings shall be held at least annually on or about the first Tuesday in April of each year. The Committee may from time to time by resolution unanimously adopted in writing, designate one of its members to take any action or perform any duties for and on behalf of the Committee, except the granting of variances pursuant to Section 9.10. In the absence of such designation, the vote of a majority of all of the members of the Committee, or the written consent of a majority of all of the members of the Committee taken without a meeting, shall constitute an act of the Committee.

9.06 No Waiver of Future Approvals. The approval or consent of the Committee to any Plans or Specifications for any work done or proposed or in connection with any other matter requiring the approval or consent of the Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any Plans or Specifications or other matter whatsoever subsequently or additionally submitted for approval or consent by the same or a different Person.

9.07 Compensation of Members. The members of the Committee shall be entitled to reasonable compensation from the Association for services rendered, together with reimbursement for expenses incurred by them in the performance of their duties hereunder. Such compensation shall be determined by Declarant while it has the right to approve or disapprove the members of the Committee pursuant to Section 9.02 above and thereafter such compensation shall be determined by the Board.

9.08 Inspection of Work.

A. Completed Work. Inspection of completed work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any Improvement for which approved Plans or Specifications are required under this Declaration

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the Owner shall give written notice of completion to the Committee.

(b) Within such reasonable time as the Committee may set in its Rules but not to exceed fifteen days thereafter, the Committee or its duly authorized representative may inspect such Improvement. If the Committee finds that such work was not done in strict compliance with all approved Plans and Specifications submitted or required to be submitted for its prior approval, it shall notify the Owner in writing of such noncompliance within such period, specifying in reasonable detail the particulars of noncompliance, and shall require the Owner to remedy the same.

(c) If upon the expiration of thirty days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Committee shall notify the Board in writing of such failure. Upon Notice and Hearing, the Board shall issue a ruling determining whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five days from the date of announcement of the Board ruling. If the Owner does not comply with the Board's ruling within such period, the Board, at its option, may either remove the noncomplying Improvement or remedy the noncompliance, and the Owner shall reimburse the Association upon demand for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a Special Assessment against such Owner and the Improvement in question and the land upon with the same is situated for reimbursement and the same shall constitute a lien upon such land and Improvement and be enforced as in this Declaration provided.

(d) If for any reason after receipt of said written notice of completion from the Owner, the Committee fails to notify the Owner of any noncompliance within the period provided above in subparagraph (b) of Section 9.08A the Improvement shall be deemed to be in accordance with said approved Plans and Specifications.

B. Work in Progress. The Committee may inspect all work in progress and give notice of noncompliance as provided above in subparagraph (b) of Section 9.08A. If the Owner denies that such noncompliance exists, the procedures set out in subparagraph (c) of Section 9.08A shall be followed, except that no further work shall be done, pending resolution of the dispute, which would hamper correction of the noncompliance if the Board should find that such noncompliance exists.

9.09 Nonliability of Committee Members. Neither the Committee nor any member thereof nor the Board nor any member thereof shall be liable to the Association or to any Owner or to any other Person for any loss, damage or injury arising out of or in any way connected with the performance of the Committee's or the Board's respective duties under this Declaration unless due to the willful misconduct or bad faith of the Committee or its members or the Board or its members, as the case may be. Except insofar as its duties may be

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extended with respect to a particular area by a Supplemental Declaration filed by Declarant or by Declarant and a Major Developer, as the case may be, the Committee shall review and approve or disapprove all Plans and Specifications submitted to it for any proposed Improvement, including the construction, alteration or addition thereof or thereto, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to the surrounding area and Dayton Valley Country Club generally. The Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any Plans or Specifications be deemed approval thereof from the standpoint of structural safety, engineering soundness, or conformance with building or other codes.

9.10 Variances. The Committee may authorize variances from compliance with any of the architectural provisions of this Declaration or any Supplemental Declaration, including restrictions upon height, bulk, size, shape, floor area, land area, placement of structures, set-backs, building envelopes, colors, materials, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations may, in its sole and absolute discretion, warrant. Such variances must be evidenced in writing and must be signed by at least a majority o all of the members of the Committee. If such a variance is granted, no violation of the covenants, conditions or restrictions contained in this Declaration or any Supplemental Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration, the Architectural Committee Rules or any Supplemental Declaration for any purpose except as to the particular property and particular provision and in the particular instance covered by the variance.

9.11 Obligations With Respect to Zoning and Subdivisions.

A. The Architectural Committee shall require all Persons to comply fully with the zoning and master plan designations enacted for DAYTON VALLEY COUNTRY CLUB formerly known as ELDORADO LAKES by the Board of County Commissioners of Lyon County, Nevada, and with all applicable federal, state and local laws, regulations and ordinances, insofar as the same is applicable and as the same may hereafter be amended from time to time.

9.12 Relinquishment of Architectural Control To Subassociations. So long as Declarant is entitled to four votes for every one vote to which another person is entitled pursuant to Section 3.03A above, Declarant may relinquish to any Subassociation established pursuant to a Supplemental Declaration under Sections 3.01 and 4.01 above the right to appoint its own architectural committee for the area which is subject to such Supplemental Declaration; and after Declarant is no longer entitled to such votes, the Board of the Association may make such relinquishment. No such relinquishment shall be effective

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however, without the written acceptance of the Subassociation. If such relinquishment is made, then the architectural committee of such Subassociation shall have all rights, powers, functions, duties and obligations with respect to the area subject to the Supplemental Declaration as are granted to the Architectural Committee by this Article IX or by any other sections of this Declaration and the Subassociation shall have all rights, powers, functions, duties and obligations with respect to such Subassociation architectural committee as are granted to the Association with respect to the Architectural Committee by this Article IX or by any other sections of this Declaration.

ARTICLE X

FUNDS AND ASSESSMENTS

10.01 Agreement to Pay. Each Owner, by his acceptance of a deed, for each Lot, Multi-Family Site, and Commercial Site owned, covenants and agrees to pay to the Association such regular and special assessments as are established, made and collected, as provided in this Declaration. Until such time as each Lot within the Project has a residence constructed thereon and such Lot is owned by Declarant, Declarant's assessments under this Article X shall be limited to five dollars ($5.00) per year, per lot.

10.02 Dayton Valley Community Association Maintenance Fund. The Board shall establish a fund (the "Dayton Valley Community Association Maintenance Fund") into which shall be deposited all monies paid to the Association and from which disbursements shall be made in performing the functions of the Association under the Dayton Valley Country Club Restrictions. The funds of the Association must be used solely for purposes related to the areas and Improvements owned by or leased to the Association, or subject by the Dayton Valley Country Club Restrictions to maintenance or operation by the Association, including maintenance and repair of all private roads within the Project, or otherwise for purposes authorized by the Dayton Valley Country Club Restrictions as they may from time to time be amended. Nothing contained herein shall limit, preclude or impair the establishment of other maintenance funds by any Subassociation pursuant to any Supplemental Declaration.

10.03 Regular Annual Assessments. Prior to the beginning of each fiscal year, the Board shall estimate the expenses to be incurred by the Association during such year in performing its functions under the Dayton Valley Country Club Restrictions, including a reasonable provision for contingencies and appropriate replacement reserves, less any expected income and any surplus from the prior year's fund. Uniform and equal Assessments sufficient to pay such estimated net charges shall then be levied and collected as provided in this Article X. If the sums collected prove inadequate for any reason, including nonpayment of any individual Assessment, the Association may at any time and from time to time levy further Assessments in the same manner as aforesaid. All such regular Assessments shall be due and payable to the Association during the fiscal year in equal monthly installments on

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or before the first day of each month, or in such other manner as the Board may designate in its sole and absolute discretion.

10.04 Special Assessments. In addition to the regular annual Assessments provided for above in Section 10.03, the Board shall levy special Assessments, upon the property and in the manner set forth in this Article X, whenever in the Board's opinion such special Assessments are necessary to enable the Board to carry out the mandatory functions of the Association under the Dayton Valley Country Club Restrictions, and the Board may levy such special Assessments whenever in the Board's opinion such special Assessments are necessary to enable the Board to carry out the optional functions of the Association under the Dayton Valley Country Club Restrictions.

10.05 Notice of Special Assessments; Time for Payment. The Association may, in its discretion, give written notice of special Assessments to each Owner, which notice shall specify the amount of the special Assessment and the date or dates of payment of the same. No payment shall be due fewer than 15 days after such written notice has been given. Failure of the Association to give notice of the special Assessment shall not affect the liability of the Owner of any Private Lot for such special Assessment, but the date when payment shall become due in such a case shall be deferred to a date 15 days after such notice shall have been given.

10.06 Surcharge for Sewer Service. Because the aesthetic qualities of the Club Facilities benefit all owners within the Dayton Valley Country Club project a surcharge for sewer service may be imposed on Owners for the purpose of maintaining third stage sewage treatment faciilities which will allow utilization effluent watering and irrigation on the Club facilities. Owners acknowledge, by acceptance of a Deed, that this surcharge may be slightly higher than sewer charges throughout the other subprojects within the Eldorado Lakes Master Project, but do so in light of the unique and added benefits which the Club Facilities confer upon owners within the Dayton Valley Country Club project.

10.07 Late Charges and Suspension of Card Key Privileges. If any Assessment, whether regular or special, is not paid within fifteen days after it is due, the Owner may be required by the Board to pay a late charge at such rate as the Board may designate from time to time. In addition, the Board may, in its discretion, suspend an owner's card key privilege to activate automatic entrance mechanisms in the Project.

10.07 Unpaid Assessments as Liens. The amount of any delinquent Assessment, whether regular or special, assessed against any property and any late payment charge attributable thereto, plus interest on such Assessment and charge at a rate of ten percent per annum simple interest (or such higher rate as the Board may designate from time to time), and the costs of collecting the same, including reasonable attorneys' fees, shall be a lien upon such Lot and the Improvements thereon, Condominium Unit, and the land upon which the same is located, or Commercial Site and the Improvements thereon, a

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the case may be. Such lien shall be prior to any declaration of homestead. Such lien may be foreclosed in the same manner as is provided in the laws of Nevada for the foreclosure of mortgages on real property. A certificate executed and acknowledged by any two members of the Board stating the indebtedness secured by such lien shall be conclusive upon the Master Association as to the amount of such indebtedness as of the date of the certificate, in favor of all Persons who rely thereon in good faith, and such certificate shall be furnished to any Owner upon request at a reasonable fee, not to exceed Ten Dollars ($10.00).

10.08 Mortgage Protection. Notwithstanding any other provision of the Dayton Valley Country Club Restrictions, no lien created under this Article X or under any other Article of this Declaration, nor any lien arising by reason of any breach of the Dayton Valley Country Club Restrictions, nor the enforcement of any provision of this Declaration or of any Supplemental Declaration shall defeat or render invalid the rights of the Beneficiary under any recorded Mortgage or Deed of Trust of first and senior priority now or hereafter upon a Lot, Condominium Unit, or Commercial Site made in good faith and for value. However, after the foreclosure of any such first Mortgage or Deed of Trust or after any conveyance in lieu of foreclosure, such Lot, Condominium Unit, or Commercial Site shall remain subject to the Dayton Valley Country Club Restrictions and shall be liable for all regular Assessments and all special Assessments levied subsequent to completion of such foreclosure or delivery of such conveyance in lieu of foreclosure, and to all installments of all regular and special Assessments levied prior to completion of such foreclosure or delivery of such conveyance but falling due after such completion or such delivery.

10.09 Effect of Amendments on Mortgages. Notwithstanding the provisions of Section 11.02 below, no amendment of Section 10.08 of this Declaration shall affect the rights of any Beneficiary whose Mortgage or Deed of Trust has the first and senior priority as provided in Section 10.08 and who does not join in the execution thereof, provided that his Mortgage or Deed of Trust is recorded in the real property records of Lyon County prior to the recordation of such amendment; provided, however, that after foreclosure or conveyance in lieu of foreclosure the property which was subject to such Mortgage or Deed of Trust shall be subject to such amendment.

10.10 Subordination. By subordination agreement executed by the Association, the benefits of Section 10.08 and 10.09 above, may in the sole and absolute discretion of the Board, be extended to beneficiaries not otherwise entitled thereto.

ARTICLE XI

MISCELLANEOUS

11.01 Term. This Declaration, including all of the covenants, conditions and restrictions hereof, shall run until December 31, 2040, unless amended as herein provided. After December 31, 2040,

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this Declaration, including all such covenants, conditions and restrictions shall be automatically extended for successive periods of ten years each, unless amended or extinguished by a written instrument executed by at least three-fourths of the Owners in the Dayton Valley Country Club and recorded in the Lyon County real property records.

11.02 Amendment.

A. Special Provisions. No amendment of Article XI shall be effective as to any Beneficiary who does not join in the execution thereof provided that his Mortgage or Deed of Trust is recorded in the real property records of the county prior to the recordation of such amendment. Subject to the preceding sentence, no amendment of this Section 11.02 shall be effective unless adopted by 80% or more of the total number of votes entitled to be cast pursuant to Section 3.03A above at the time of the proposed amendment. No amendment of this Declaration shall be effective until executed and recorded in the real property records of Lyon County in the manner hereinafter provided.

B. By Declarant. Except as provided in Section 11.02A, this Declaration may be amended by only Declarant so long as Declarant is entitled to four votes for every one vote to which any other person is entitled as provided in Section 3.03A; provided, however, that no such amendment by Declarant shall be effective without Notice and Hearing, and if the Owners, other than Declarant, entitled to cast 75% or more of the votes entitled to be cast pursuant to Section 3.03A, by written notice delivered to the Board within 15 days after such hearing, object to such amendment proposed by Declarant, such amendment shall not be effective. No amendment by Declarant shall be effective until there has been recorded in the real property records of the county, an instrument executed and acknowledged by Declarant and setting forth the amendment, and an instrument executed and acknowledged by the president and secretary of the Board certifying that the above-mentioned Notice and Hearing was given and held and that the Board did not within 15 days after said hearing receive written objections to the amendment from the Owners, other than Declarant, entitled to cast 75% or more of the votes entitled to be cast pursuant to Section 3.03A.

C. By Owners. Except as provided in Sections 11.02A and 11.02B, this Declaration may be amended by the recording in the county real property records of an instrument executed and acknowledged by the president and secretary of the Board, setting forth the amendment and certifying that such amendment has been approved by Owners entitled to cast at least 51% of the number of votes entitled to be cast pursuant to Section 3.03A. Any Owner may indicate his approval of such proposed amendment either by consenting thereto in writing or by affirmative vote at a duly convened regular or special meeting of the Association.

11.03 Notices. Any notice permitted or required to be given by the Declaration shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered on the third day (other than a Sunday or a legal holiday) after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to the Person at the address

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given by such Person to the Association for the purpose of service of notices, or to the residence of such Person if no address has been given to the Association. Such address may be changed from time to time by notice in writing given by such Person to the Association.

11.04 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate their purposes of creating a uniform plan for the development and operation of Dayton Valley Country Club and of promoting and effectuating the fundamental concepts of Dayton Valley Country Club as set forth in the Article I of this Declaration. This Declaration shall be construed and governed under the laws of the State of Nevada.

11.05 Enforcement and Nonwaiver.

A. Right of Enforcement. Except as otherwise provided herein, any Owner at his own expense, Declarant and the Board shall have the right to enforce all of the provisions of the Dayton Valley Country Club Restrictions against any property within Dayton Valley Country Club and the Owners thereof. Such right of enforcement shall include both damages for and injunctive relief against the breach of any such provision. The right of any Owner to so enforce such provisions shall be equally applicable without regard to whether the land (or other interest) of the Owner seeking such enforcement or the land (or other interest) whereon or with respect to which a violation of such provision is alleged is initially set forth on Exhibit A or is hereafter subjected to this Declaration pursuant to Section 4.02 above.

B. Violation a Nuisance. Every act or omission whereby any provision of the Dayton Valley Country Club Restrictions is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated by any Owner at his own expense, by Declarant, or by the Board, whether or not the relief sought is for negative or affirmative action. However, only Declarant, the Board and the duly authorized agents of either of them may enforce by self-help any of the provisions of the Dayton Valley Country Club Restrictions, and then only if such self-help is preceded by reasonable notice to the Owner in question.

C. Violation of Law. Any violation of any federal, state or local law, ordinance or regulation pertaining to the ownership, occupancy or use of any property within the Dayton Valley Country Club is hereby declared to be a violation of the Dayton Valley Country Club Restrictions and subject to all of the enforcement procedures set forth in said Restrictions.

D. Remedies Cumulative. Each remedy provided by the Dayton Valley Country Club Restrictions is cumulative and not exclusive.

E. Nonwaiver. The failure to enforce any provision of the Dayton Valley Country Club Restrictions at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provision of said Restrictions.

133393

Description: Lyon,NV Document-DocID 133393 Page: 49 of 54
Order: 000666 Comment:

DVCA0691

11.06 Construction.

A. Restrictions Severable. Notwithstanding the provisions of the foregoing Section 11.04, each of the provisions of the Dayton Valley Country Club Restrictions shall be deemed independent and severable, and the invalidity or partial invalidity of any of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

B. Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine and neuter.

C. Captions. All Captions and titles used in this Declaration are intended solely for convenience of reference and shall not enlarge, limit or otherwise affect that which is set forth in any of the paragraphs, Sections or Articles hereof.

D. Liberal Construction. It is the intention of Declarant that this Declaration be liberally construed to promote the purpose of a well planned community, reserving to the Declarant the rights necessary to complete the project and to insure the integrity of the interrelated land uses.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

JOHN LAWRENCE (NEVADA) INC.,
a Nevada Corporation

By _____

Its Vice President

133393

Description: Lyon,NV Document-DocID 133393 Page: 50 of 54
Order: 000666 Comment:

DVCA0692

STATE OF NEVADA)
: ss.
COUNTY OF Lyon)

On this 17th day of May, 1990, before me, the undersigned, a notary public, personally appeared KENNETH D. STOKES, known to me to be the VICE-PRESIDENT of JOHN LAWRENCE (NEVADA) INC., who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

PAT TRAMMEL
NOTARY PUBLIC - NEVADA
LYON COUNTY
My Appt. Expires Nov. 21, 1993

Pat Trammel
NOTARY PUBLIC

133393

Description: Lyon,NV Document-DocID 133393 Page: 51 of 54
Order: 000666 Comment:

DVCA0693

EXHIBIT "A"

LEGAL DESCRIPTION
(Dayton Valley Country Club)

That portion of Sections 17, 18 and 19, Township 16 North, Range 22 East, M.D.B.&M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 3 of file No. 102040, Official Records of said Lyon County, said corner being on a curve concave to the Northeast and having a radius of 540.00 feet, a radial line through said corner bears S. 7° 41' 00" W.; thence Northwesterly along said curve through a central angle of 25° 03' 47" an arc distance of 236.21 feet; thence N. 57° 15' 13" W., 539.63 feet to the beginning of a curve concave to the Southwest and having a radius of 300.00 feet; thence Northwesterly along said curve, through a central angle of 7° 39' 34" an arc distance of 40.10 feet to a point on said curve, a radial line through said point bears N. 25° 05' 13" E.; thence leaving said curve, N. 20° 45' 54" W., 796.46 feet to a point on a curve, concave to the Northwest and having a radius of 650.00 feet; thence Northeasterly along said curve through a central angle of 11° 22' 27" an arc length of 129.04 feet; thence N. 23° 46' 38" E., 269.10 feet to the beginning of a curve concave to the Southeast and having a radius of 780.00 feet; thence Northeasterly along said curve through a central angle of 25° 53' 27" an arc distance of 352.47 feet; thence N. 49° 40' 05" E., 1184.35 feet to the beginning of a curve concave to the Southeast and having a radius of 1930.00 feet; thence Northeasterly along said curve through a central angle of 9° 56' 21" an arc distance of 334.80 feet; thence N. 59° 36' 26" E., 4545.00 feet; thence S. 30° 23' 34" E., 715.00 feet; thence S. 1° 03' 02" W., 922.60 feet to a point on a curve, said curve being concave to the Southwest and having a radius of 350.00 feet, a radial line through said point bears N. 11° 29' 21" E.; thence Southeasterly along said curve through a central angle of 47° 48' 09" an arc distance of 292.01 feet; thence S. 30° 42' 25" E., 53.62 feet to the beginning of a curve concave to the Northeast and having a radius of 375.00 feet; thence Southeasterly along said curve through a central angle of 39° 21' 42" an arc distance of 257.62 feet; thence S. 65° 08' 00" E., 232.48 feet to the beginning of a curve concave to the Southwest and having a radius of 350.00 feet; thence Southeasterly along said curve through a central angle of 64° 19' 33" an arc distance of 392.94 feet to the point of compound curvature with a curve concave to the Northwest and having a radius of 1100.00 feet, a radial line through said point bears N. 84° 19' 26" E; thence Southwesterly along said curve through a central angle of 31° 00' 00" an arc distance of 595.16 feet to a point of reverse curvature with a curve concave to the Southeast and having a radius of 310.00 feet, a radial line through said point bears N. 64° 44' 34" W.; thence Southwesterly along said curve, through a central angle of 28° 30' 00" an arc distance of 154.20 feet; thence S. 3° 14' 34" E., 21.72 feet to the beginning of

~~Record 139149~~ 133393

Description: Lyon,NV Document-DocID 133393 Page: 52 of 54
Order: 000666 Comment:

Southwesterly and Northwesterly along said curve through a central angle of 100° 03' 54" an arc distance of 506.47 feet; thence N. 83° 10' 40" W., 17.32 feet to the beginning of a curve concave to the South and having a radius of 300.00 feet; thence Westerly along said curve, through a central angle of 24° 22" 29" an arc distance of 127.62 feet; thence S. 72° 26' 51" W., 305.57 feet to the beginning of a curve concave to the Southeast and having a radius of 830.00 feet; thence Southwesterly along said curve through a central angle of 24° 36' 43" an arc distance of 356.53 feet; thence S. 47° 50' 08" W., 110.00 feet to the beginning of a curve concave to the Northwest and having a radius of 500.00 feet; thence Southwesterly along said curve through a central angle of 35° 19' 50" an arc distance of 308.32 feet; thence N. 6° 50' 02" W., along a radial line, 50.00 feet to the beginning of a reverse curve, concave to the Southeast and having a radius of 350.00 feet; thence Southwesterly along said curve through a central angle of 52° 01' 32" an arc distance of 317.80 feet to the beginning of a reverse curve, concave to the Northwest and having a radius of 626.28 feet; thence Southwesterly along said curve through a central angle of 34° 29' 57" an arc distance of 377.10 feet; thence S. 65° 38' 23" W., 972.70 feet to the beginning of a curve concave to the Northwest and having a radius of 1035.00 feet; thence Southwesterly along said curve through a central angle of 20° 42' 22" an arc distance of 374.04 feet to the beginning of a reverse curve concave to the Southeast and having a radius of 2270.00 feet; thence Southwesterly along said curve through a central angle of 17° 28' 46" an arc distance of 692.52 feet to the beginning of a reverse curve, concave to the North and having a radius of 3450.00 feet; thence Westerly along said curve through a central angle of 28° 49' 01" an arc distance of 1735.18 feet to the POINT OF BEGINNING.

133393

Description: Lyon,NV Document-DocID 133393 Page: 53 of 54
Order: 000666 Comment:

EXHIBIT "B"

LEGAL DESCRIPTION
(Dayton Valley Country Club Unit 1)

That portion of the Southwest 1/4 of Section 18, Township 16 North, Range 22 East, M.D.B.&M. in the County of Lyon, State of Nevada, being more particularly described as follows:

Lots 1 through 28 of DAYTON VALLEY COUNTRY CLUB UNIT 1 as said subdivision is shown per file No. 126598, Official Records of said Lyon County.

MICROFILMED

133393

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Title Service & Escrow Co.
'90 MAY 18 PM 2 58
NANCY M. CARR
COUNTY RECORDER
FEE 5.00 DEP.

NOTICE OF ADDITION OF LAND/DECLARATION OF
ANNEXATION OF DAYTON VALLEY COUNTRY CLUB
UNITS 2B AND 4 INTO THE FIRST AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF DAYTON VALLEY COUNTRY CLUB

This Notice of Addition of Land/Declaration of Annexation is made this 5th day of May, 1993, by JOHN LAWRENCE (NEVADA) INC., a Nevada corporation, hereinafter referred to as "Declarant," with reference to the following facts:

A. Declarant recorded a document entitled Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club on November 2, 1989, in the Official Records of Lyon County, Nevada, as Document Number 128537; and

B. Declarant rerecorded said document for purposes of correcting the legal description on November 21, 1989, in the Official Records of Lyon County, Nevada, as Document Number 129149; and

C. Declarant recorded the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club on May 18, 1990, in the Official Records of Lyon County, Nevada, as Document Number 133393, hereinafter "Declaration"; and

D. Declarant recorded a Declaration of Annexation of Dayton Valley Country Club Unit II into the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club on December 6, 1990, in the Official Records of Lyon County, Nevada, as Document No. 138134; and

161015

Description: Lyon,NV Document-DocID 161015 Page: 1 of 9
Order: 000666 Comment:

DVCA0697

E. The Declaration provides in Article 4.02 thereof, that Declarant may annex additional property by the recordation of a Notice of Addition of Land containing, among other things, a description of the land to be annexed, and Declarant's written consent if the added land is not then owned by Declarant; and

F. This Notice of Addition of Land is accompanied by the consents of the Owners of Lots not owned by Declarant to be annexed and contains the consent of Declarant to the annexation; and

G. Declarant is the owner of all Lots being annexed, except for those for which consents have been obtained and are attached hereto; and

H. It is the desire and the intention of Declarant and all Owners whose consents are attached hereto that the property known as Dayton Valley Country Club Units 2B and 4 described on Exhibit "A," attached hereto and incorporated herein by this reference and owned by them respectively, be annexed to the property described in the Declaration.

NOW, THEREFORE, pursuant to Article 4.02 of the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Dayton Valley Country Club, recorded on May 18, 1990, in the Official Records of Lyon County, Nevada, as Document Number 133393:

1. The property described in Exhibit "A" shall be and is annexed and made subject to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton

Valley Country Club, above referenced, and shall be and hereby is subject to the jurisdiction of the Dayton Valley Community Association. All of the real property described in Exhibit "A" hereto shall be held, sold, leased, transferred and conveyed subject to the terms, provisions, covenants, conditions, restrictions and easements of the Declaration as it may be hereinafter amended and supplemented. The burdens and benefits of said Declaration shall run with the real property described in Exhibit "A."

2. The consents attached hereto as Exhibit "B" are incorporated herein by this reference. Said documents represent the Owners' consent to have their respective lots subject to and to be bound by the said First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club thereto and consent to the recordation of and effects of this Declaration of Annexation.

3. The Declarant hereby grants its consent to the annexation of all Lots owned by it and described in Exhibit "A."

IN WITNESS WHEREOF, the Declarant has executed this Notice of Addition of Land/Declaration of Annexation of Dayton Valley Country Club Units 2B and 4 into the First Amended and

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Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club this 5th day of May, 1993.

JOHN LAWRENCE (NEVADA) INC.,
a Nevada corporation,
Declarant

By: _____
KENNETH D. STOKES
Title: Vice-President

STATE OF NEVADA)
: ss.
COUNTY OF LYON)

On this 5th day of May, 1993, personally appeared before me, a notary public, KENNETH D. STOKES, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that he is the Vice-President of JOHN LAWRENCE (NEVADA) INC., a Nevada corporation, and who further acknowledged to me that he executed the foregoing instrument on behalf of said corporation.

Catherine L. Mercer
NOTARY PUBLIC

CATHERINE L. MERCER
NOTARY PUBLIC - NEVADA
CARSON CITY
My Appt. Exp. July 28, 1995

161015

Description: Lyon,NV Document-DocID 161015 Page: 4 of 9
Order: 000666 Comment:

DVCA0700

Exhibit A

LEGAL DESCRIPTION
(D.V.C.C. Unit 2B)

Those portions of the Southwest 1/4 of Section 18 and the Northwest 1/4 of Section 19, Township 16 North, Range 22 East, M.D.B.& M. in the County of Lyon, State of Nevada, being more particularly described as follows:

All of the lands which lie within the boundary of Dayton Valley Country Club Unit 2B as said subdivision is shown per File No. 151220 of the Official Records of said Lyon County.

161015

Description: Lyon,NV Document-DocID 161015 Page: 5 of 9
Order: 000666 Comment:

LEGAL DESCRIPTION
(D.V.C.C. Unit 4)

Those portions of the West 1/2 of Section 17 and the Southeast 1/4 of Section 18, Township 16 North, Range 22 East, M.D.B.& M. in the County of Lyon, State of Nevada being more particularly described as follows:

All of the lands which lie with the boundary of Dayton Valley Country Club Unit 4 as said subdivision is shown per File No. 156206 of the Official Records of said Lyon County.

161015

Description: Lyon,NV Document-DocID 161015 Page: 6 of 9
Order: 000666 Comment:

Exhibit B

CONSENT

I/we being record owner(s) of the real property in the Dayton Valley Country Club Unit 2B Subdivision in Lyon County, Nevada, known as Lot 92, as shown on the Map of Dayton Valley Country Club Unit 2B, filed in the Office of the Lyon County Recorder on May 7, 1992, File No. 151220, APN 19-616-07, do hereby:

1) Consent that said real property be bound by the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club, recorded in the official records of Lyon County, Nevada, on the 18th day of May, 1990. as Document Number 133393 and as amended by that certain Declaration of Annexation of Dayton Valley Country Club Unit II, recorded in the Official Records of Lyon County, Nevada on the 6th day of December, 1990 as Document No. 138134 (collectively "Declaration"); and

2) Consent to a Declaration of Annexation being recorded to add the above-described real property to the land covered by said Declaration and to extend the jurisdiction of the Dayton Valley Community Association to said real property; and

3) Consent to amend and modify paragraph C of Article 6.02 of said Declaration, as set forth in Exhibit "A" attached hereto.

DATED this 15 day of APRIL, 1993.

Greg J. Wood

Jocelyn M. Wood

STATE OF NEVADA)
: ss.
COUNTY OF LYON)

On APRIL 15, 1993, personally appeared before me, a notary public, GREG J. WOOD and JOCELYN M. WOOD, personally known (or proved) to me to be the person whose names are subscribed to the foregoing Consent, and who acknowledged to me that they executed the foregoing document.

PATRICIA J. TURNER
Notary Public - State of Nevada
Appointment Recorded in Carson City
MY APPOINTMENT EXPIRES JUNE 20, 1993

Patricia J. Turner
NOTARY PUBLIC

FOJLWDCC.CNS

161015

Description: Lyon,NV Document-DocID 161015 Page: 7 of 9
Order: 000666 Comment:

DVCA0703

EXHIBIT "A"

Paragraph C of Article 6.02 of the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club recorded on May 18, 1990, in the Official Records of Lyon County, Nevada, as Document No. 133393 is amended to read as follows:

"C. On Lots which are one-half (1/2) acre or more, residences constructed thereon must be at least two thousand seven hundred fifty (2,750) square feet in size plus a three (3) car garage; on Lots that are twelve thousand (12,000) square feet or more, but less than one-half (1/2) acre, residences thereon must be at least two thousand two hundred fifty (2,250) square feet or more, plus a three (3) car garage; on Lots that are ten thousand (10,000) square feet or more, but less than twelve thousand (12,000) square feet, residences thereon must be at least two thousand (2,000) square feet plus a three (3) car garage; on Lots that are eight thousand (8,000) square feet or more, but less than ten thousand (10,000) square feet, residences thereon must be at least one thousand seven hundred fifty (1,750) square feet plus a three (3) car garage; on Lots that are six thousand (6,000) square feet or more, but less than eight thousand (8,000) square feet, residences thereon must be at least one thousand five hundred fifty (1,550) square feet plus a two (2) car garage; on all remaining Lots, residences must be at least one thousand two hundred fifty (1,250) square feet plus a two (2) car garage.

Townhouses, condominiums or multi-family Units within the Project will have at least eight hundred fifty (850) square feet of living space."

The rest and remainder of said Declaration except as specifically amended hereby shall remain unchanged.

FJILNDCC.EXH

161015

Description: Lyon,NV Document-DocID 161015 Page: 8 of 9
Order: 000666 Comment:

161015

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Allison, MacKenzie
'93 MAY 5 PM 3 44
NANCY M. CARR
COUNTY RECORDER
FEE 8.00 DEP.

When Recorded Return
Original Document to:

Karen A. Peterson, Esq.
ALLISON, MacKENZIE, HARTMAN,
SOUMBENIOTIS & RUSSELL, LTD.
P.O. BOX 646
Carson City, Nevada 89702

Description: Lyon,NV Document-DocID 161015 Page: 9 of 9
Order: 000666 Comment:

OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STRIKES, VICE PRESIDENT

NOTARY CERTIFICATE:

STATE OF NEVADA

S.S.

COUNTY OF LYON

ON THIS 3rd DAY OF August, 1992 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, KENNETH D. STRIKES KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC. AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC

SANDRA L. WINCHELL
NOTARY PUBLIC, NEVADA
DOUGLAS COUNTY
My Appt. Expires Nov. 4, 1994

MY COMMISSION EXPIRES March 11, 1994

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED.

HOWARD V. FRISKEY, VICE PRESIDENT
STEWART TITLE

8/21/92
DATE

HEALTH DIVISION:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER QUALITY, WATER POLLUTION CONTROL AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

8/21/92
DATE

NEVADA DIVISION OF WATER RESOURCES:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY AND WATER RIGHTS. APPROVAL OF THIS OFFICE.

8/24/92
DATE

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD, SUITE 101
DAYTON, NEVADA 89403
(702) 246-7300

CLERK/TREASURER'S CERTIFICATE:

I, MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT NET DUE AND FYING ON PROPERTY THE SUBJECT OF THIS MAP.

MARIAN PINKERTON, LYON COUNTY CLERK/TREASURER

11-3-92
DATE

PLANNING COMMISSION APPROVAL:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Paul Edge THIS 29TH DAY OF October, 1992

BOARD OF COMMISSIONERS' CERTIFICATE:

I, MARIAN PINKERTON, COUNTY CLERK IN AND FOR THE COUNTY OF LYON STATE OF NEVADA DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION MAP WAS APPROVED AND ACCEPTED THIS 5th DAY OF November, 1992, BY THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA

MARIAN PINKERTON, LYON COUNTY CLERK

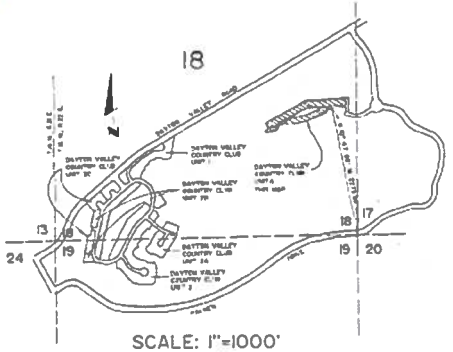
UTILITY COMPANIES' CERTIFICATE:

THE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED, APPROVED AND ACCEPTED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — 8-21-92 DATE

STEWART TITLE — 8-21-92 DATE

BELL TELEPHONE COMPANY OF NEVADA — 8-27-92 DATE



SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN THE W. 1/2 OF SEC. 17, S.E. 1/4 OF SEC. 18 T.16N., R.22E., M.D.B. & M. AND WAS COMPLETED ON 8/20/92
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS

PROFESSIONAL LAND SURVEYOR
DAVID D. WINCHELL
No. 3019
STATE OF NEVADA

DAVID D. WINCHELL, P.L.S. 3019

8/21/92
DATE

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP OF DAYTON VALLEY COUNTRY CLUB UNIT 4 AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER

9-1-92
DATE

RECORDER'S CERTIFICATE:

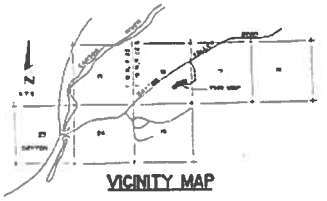
FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada), Inc.
THIS 5th DAY OF November, 1992 AT 25 MINUTES PAST 11 O'CLOCK A.M., IN THE OFFICIAL RECORDS OF LYON COUNTY NEVADA

FEE $37.00

Honey M. Carr
COUNTY RECORDER

FILE No. 156206

BY Mary C. McColgan Chief Deputy



VICINITY MAP

PLANNED UNIT DEVELOPMENT FINAL MAP

FOR

DAYTON VALLEY COUNTRY CLUB UNIT 4

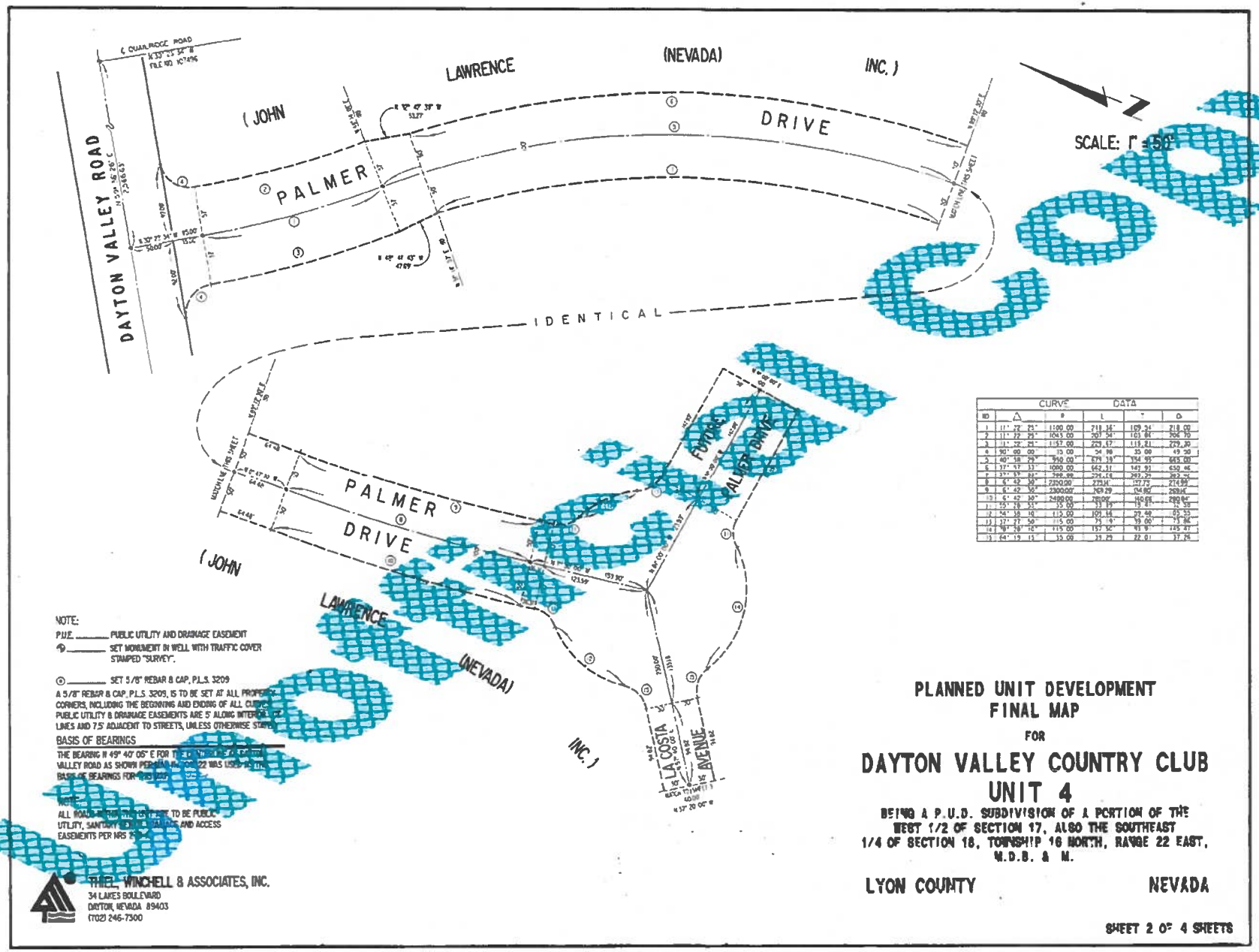
BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

LYON COUNTY NEVADA

SHEET 1 OF 4 SHEETS

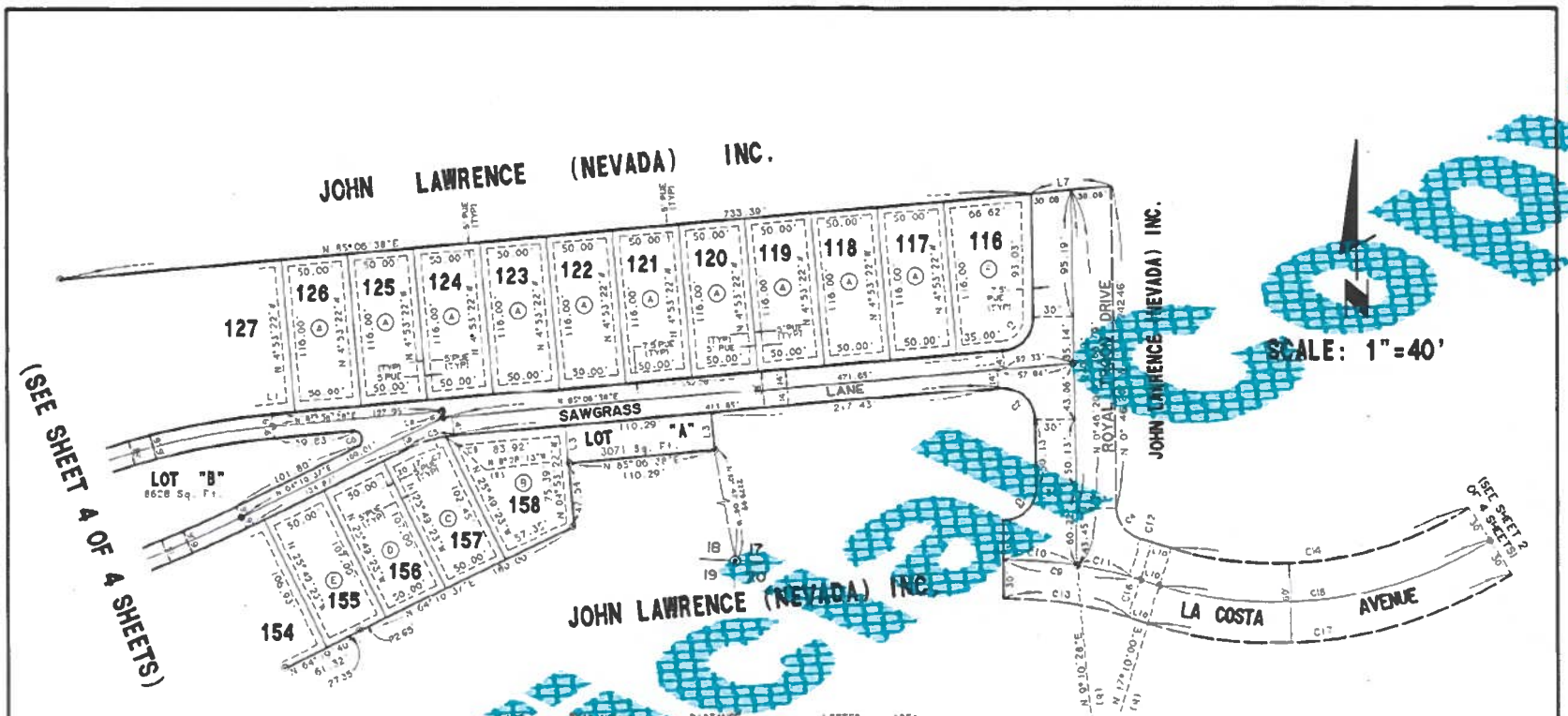
#156206, 1of4 11/5/92 @ 11:25 A.M.

DVCA0706



DVCA0707

1560206 2004 11/5/92



NOTES:

P.U.E. ____PUBLIC UTILITY AND DRAINAGE EASEMENT

●_____FOUND MONUMENT IN WELL WITH TRAFFIC COVER STAMPED "SURVEY".

○_____FD. 2" I.P. & TAG, P.L.S. 3209

⊙_____SET 5/8" REBAR & CAP, P.L.S. 3209

A 5/8" REBAR & CAP, P.L.S. 3209, IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND END OF ALL CURVES.

PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO ALL ROADS.

ALL ROADS WITHIN THIS UNIT ARE TO BE PUBLIC. SANITARY SEWER, DRAINAGE AND ACCESS EASEMENTS AS PER N.R.S. 278.4.

LOTS A, B, C, D, & E ARE FOR OPEN SPACE, PARKING & LANDSCAPING PURPOSES AND SHALL BE MAINTAINED BY THE OWNERS ASSOCIATION.

TOTAL AREA BEING SUBDIVIDED = 1308 ACRES

BASIS OF BEARINGS:

THE BEARING N 4°53'05" E FOR THE CENTERLINE OF DAYTON VALLEY ROAD AS SHOWN PER MAP No. 108522 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

	BEARING	DISTANCE
L1	N 85°06'38"E	17.28'
L2	N 64°10'40"E	61.35'
L3	N 04°53'23"W	5.00'
L4	N 85°06'38"E	27.85'
L5	N 85°06'38"E	20.17'
L6	N 85°06'38"E	60.16'
L7	N 04°53'23"W	5.00'
L8	0°00'01"E	60.00'
L10	N 72°50'00"E	15.00'

	LETTER	AREA
	A	5800 Sq. Ft.
	B	6345 Sq. Ft.
	C	5305 Sq. Ft.
	D	5350 Sq. Ft.
	E	5349 Sq. Ft.
	F	7130 Sq. Ft.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	85°52'58"	25.00'	37.47'	23.27'	34.06'
C 2	64°07'02"	25.00'	41.07'	22.85'	38.60'
C 3	90°46'21"	25.00'	39.61'	25.34'	35.59'
C 4	73°26'11"	25.00'	32.04'	18.65'	29.89'
C 5	20°56'01"	100.00'	36.54'	18.47'	36.33'
C 6	159°03'56"	6.00'	16.66'	32.48'	11.80'
C 7	17°21'10"	100.00'	30.29'	15.26'	30.17'
C 8	03°34'51"	100.00'	6.25'	3.13'	6.25'
C 9	17°00'59"	350.00'	104.86'	52.93'	104.47'
C10	09°10'27"	350.00'	56.04'	28.08'	55.98'
C11	06°37'00"	350.00'	40.42'	20.23'	40.40'
C12	01°29'31"	380.00'	9.12'	4.56'	9.12'
C13	17°09'58"	320.00'	95.87'	48.30'	95.52'
C14	49°30'00"	270.00'	233.26'	124.47'	226.08'
C15	49°30'00"	300.00'	259.18'	138.30'	251.20'
C16	1°22'31"	350.00'	8.40'	4.20'	8.40'
C17	49°30'00"	330.00'	285.10'	152.13'	276.32'

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 4

BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.

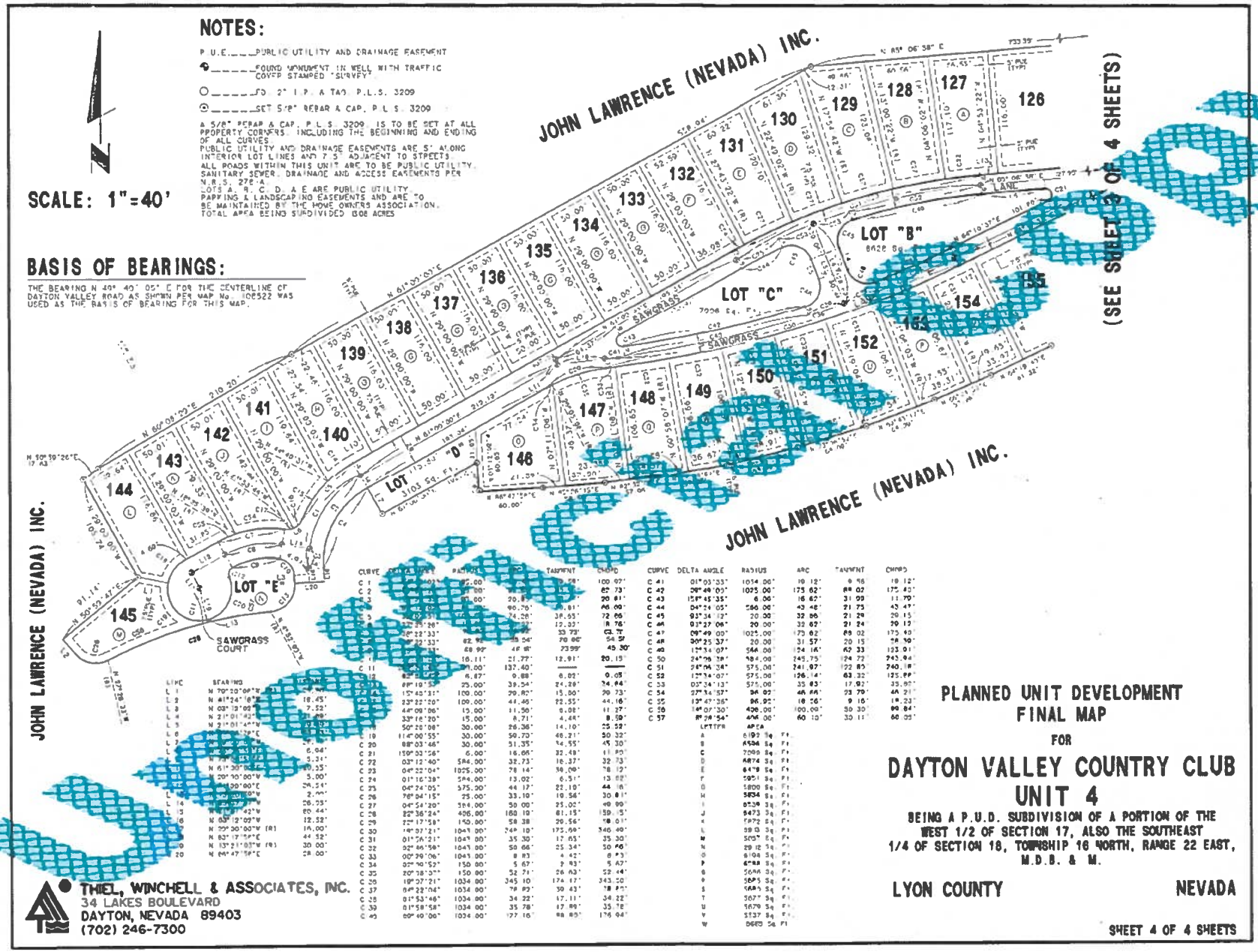
LYON COUNTY NEVADA

SHEET 3 OF 4 SHEETS

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

DVCA0708

#156206 3of4 11/5/92



LINE	BEARING	DISTANCE
L 1	N 70° 20' 09" W	6.04'
L 2	N 61° 24' 16" W	18.45'
L 3	N 69° 19' 02" W	7.52'
L 4	N 21° 01' 42" W	5.31'
L 5	N 21° 01' 42" W	10.35'
L 6	N 68° 58' 18" E	5.00'
L 7	N 21° 01' 42" W	24.51'
L 8	N 68° 58' 18" E	2.00'
L 9	N 21° 01' 42" W	26.25'
L 10	N 68° 58' 18" E	60.44'
L 11	N 69° 12' 02" W	12.52'
L 12	N 20° 30' 00" W (R)	16.00'
L 13	N 69° 12' 02" W	44.52'
L 14	N 13° 21' 03" W (R)	30.00'
L 15	N 69° 47' 39" E	28.00'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 1	90° 00' 00"	12.00'	18.85'	12.00'	16.97'
C 2	90° 00' 00"	12.00'	18.85'	12.00'	16.97'
C 3	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 4	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 5	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 6	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 7	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 8	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 9	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 10	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 11	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 12	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 13	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 14	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 15	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 16	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 17	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 18	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 19	90° 00' 00"	20.00'	31.42'	20.00'	28.28'
C 20	88° 03' 46"	30.00'	51.35'	14.55'	45.30'
C 21	159° 03' 56"	6.00'	16.66'	32.49'	11.80'
C 22	03° 12' 40"	584.00'	32.73'	16.37'	32.73'
C 23	04° 22' 04"	1025.00'	78.14'	39.09'	78.12'
C 24	01° 16' 38"	584.00'	13.02'	6.51'	13.02'
C 25	04° 24' 05"	575.00'	44.17'	22.10'	44.16'
C 26	76° 04' 15"	25.00'	33.19'	19.56'	30.81'
C 27	04° 54' 20"	584.00'	50.00'	25.00'	49.99'
C 28	22° 36' 24"	406.00'	160.19'	81.15'	159.15'
C 29	22° 17' 58"	150.00'	58.38'	29.56'	58.01'
C 30	19° 07' 21"	1043.00'	348.10'	175.99'	346.49'
C 31	01° 54' 21"	1043.00'	35.30'	17.65'	35.30'
C 32	02° 46' 58"	1043.00'	50.66'	25.34'	50.66'
C 33	00° 29' 06"	1043.00'	8.83'	4.42'	8.83'
C 34	07° 50' 52"	150.00'	5.67'	2.83'	5.67'
C 35	20° 18' 37"	150.00'	53.71'	26.63'	53.44'
C 36	19° 07' 21"	1034.00'	345.10'	174.17'	343.50'
C 37	02° 22' 04"	1034.00'	78.82'	39.43'	78.80'
C 38	01° 53' 46"	1034.00'	34.22'	17.11'	34.22'
C 39	01° 58' 58"	1034.00'	35.78'	17.89'	35.78'
C 40	88° 49' 06"	1034.00'	177.15'	88.85'	176.94'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C 41	01° 03' 33"	1034.00'	19.12'	9.56'	19.12'
C 42	09° 49' 05"	1025.00'	175.62'	88.02'	175.40'
C 43	158° 45' 35"	6.00'	16.62'	31.99'	11.70'
C 44	04° 24' 05"	584.00'	45.46'	21.75'	45.47'
C 45	93° 34' 12"	20.00'	32.66'	21.29'	29.15'
C 46	93° 27' 06"	20.00'	32.62'	21.24'	29.19'
C 47	09° 49' 05"	1025.00'	175.62'	88.02'	175.40'
C 48	90° 25' 37"	20.00'	31.57'	20.15'	28.39'
C 49	13° 34' 07"	584.00'	124.16'	62.33'	123.91'
C 50	24° 06' 38"	584.00'	245.75'	124.72'	243.94'
C 51	24° 06' 38"	575.00'	241.97'	122.85'	240.18'
C 52	13° 34' 07"	575.00'	136.14'	68.32'	135.89'
C 53	03° 24' 13"	575.00'	35.83'	17.92'	35.82'
C 54	27° 34' 57"	96.00'	46.66'	23.79'	46.21'
C 55	19° 47' 36"	96.00'	18.76'	9.16'	18.23'
C 56	18° 07' 30"	100.00'	30.30'	15.30'	30.84'
C 57	R 28° 54"	404.00'	60.10'	30.11'	60.05'

LETTER	AREA
A	6192 Sq. Ft.
B	8436 Sq. Ft.
C	7099 Sq. Ft.
D	8874 Sq. Ft.
E	8478 Sq. Ft.
F	5951 Sq. Ft.
G	5800 Sq. Ft.
H	5834 Sq. Ft.
I	8539 Sq. Ft.
J	8473 Sq. Ft.
K	7972 Sq. Ft.
L	5913 Sq. Ft.
M	5057 Sq. Ft.
N	29 12 Sq. Ft.
O	6104 Sq. Ft.
P	6788 Sq. Ft.
Q	5686 Sq. Ft.
R	5895 Sq. Ft.
S	5885 Sq. Ft.
T	5677 Sq. Ft.
U	5679 Sq. Ft.
V	5737 Sq. Ft.
W	5665 Sq. Ft.

PLANNED UNIT DEVELOPMENT
FINAL MAP
FOR
DAYTON VALLEY COUNTRY CLUB
UNIT 4
BEING A P.U.D. SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17, ALSO THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.
LYON COUNTY NEVADA
SHEET 4 OF 4 SHEETS

THIEL, WINCHELL & ASSOCIATES, INC.
34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(702) 246-7300

DVCA0709

#156206 11/24 11/5/92

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

JOHN LAWRENCE (NEVADA) INC.

BY: KENNETH D. STOKES, PRESIDENT

NOTARY CERTIFICATE

STATE OF NEVADA
SS
COUNTY OF Carson

ON THIS 1st DAY OF June, 1995 PERSONALLY APPEARED, BEFORE ME, A NOTARY PUBLIC, KENNETH D. STOKES, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS JOHN LAWRENCE (NEVADA) INC., AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES January 16, 1999

KIMBERLY A. BAKER
Notary Public in and for Carson City
My Appt. Exp. Jan. 16, 1999

CLERK/TREASURER'S CERTIFICATE

I, MARIAN PIMPERTON, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT YET DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Marian Pimperton — 6-7-95

MARIAN PIMPERTON, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA

THIS 6 DAY OF June, 1995

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF A PORTION OF SECTION 18 AND SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M. AND THAT I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

Carl M. Carlshausen — 6-6-95

LYON COUNTY ENGINEER
for Paul Lamos — DATE

SURVEYOR'S CERTIFICATE

I, EDWARD LECKEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOHN LAWRENCE (NEVADA) INC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 18 AND SECTION 19, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M. AND WAS COMPLETED ON JUNE 1995.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND THAT THE APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

EDWARD LECKEY, NEVADA PLS 6737 — 6-1-95 DATE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF John Lawrence (Nevada), Inc.

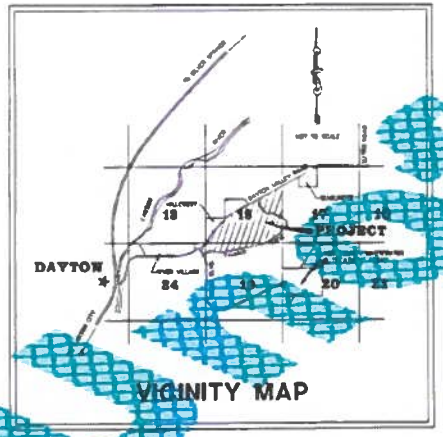
ON THIS 7th DAY OF June, 1995, AT 10 MINUTES PAST 10 O'CLOCK, A. M., IN THE OFFICIAL RECORDS OF LYON COUNTY.

FEE $7.00

Nancy M. Carr
COUNTY RECORDER

FILE No. 182901

BY: Mary C. Mattingly
Chief Deputy



VICINITY MAP

SIERRA RESOURCE ENGINEERING
CIVIL ENGINEERS — LAND SURVEYORS — WATER RIGHTS — LAND USE PLANNING
P.O. BOX 21810, CARSON CITY, NEVADA 89721
(702) 884-0290 fax (702) 884-0253

PARCEL MAP
FOR
JOHN LAWRENCE (NEVADA) INC.

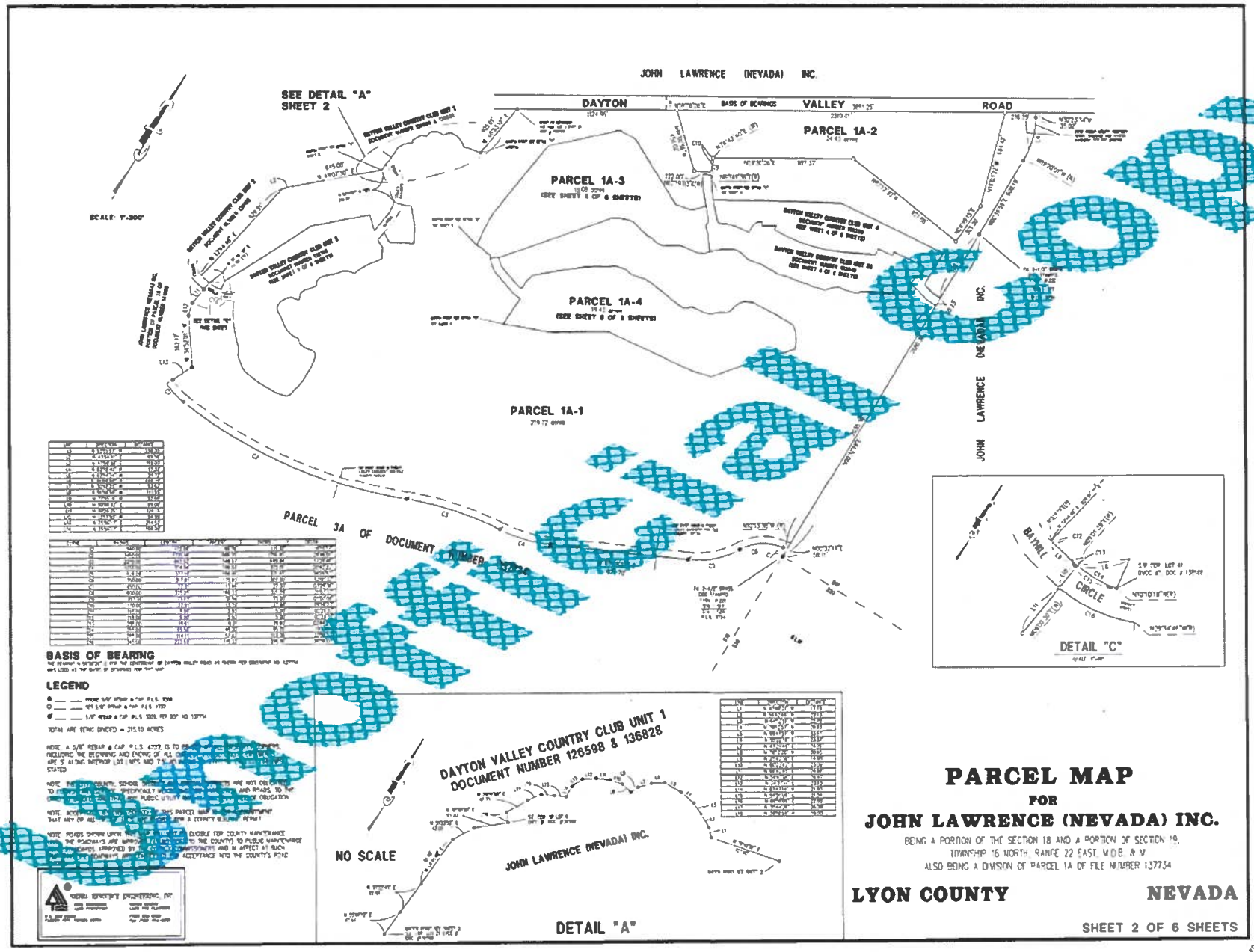
BEING A PORTION OF SECTION 18 AND SECTION 19,
TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M.
ALSO BEING A DIVISION OF PARCEL 1A OF FILE NUMBER 137734.

LYON COUNTY NEVADA

SHEET 1 OF 6 SHEETS

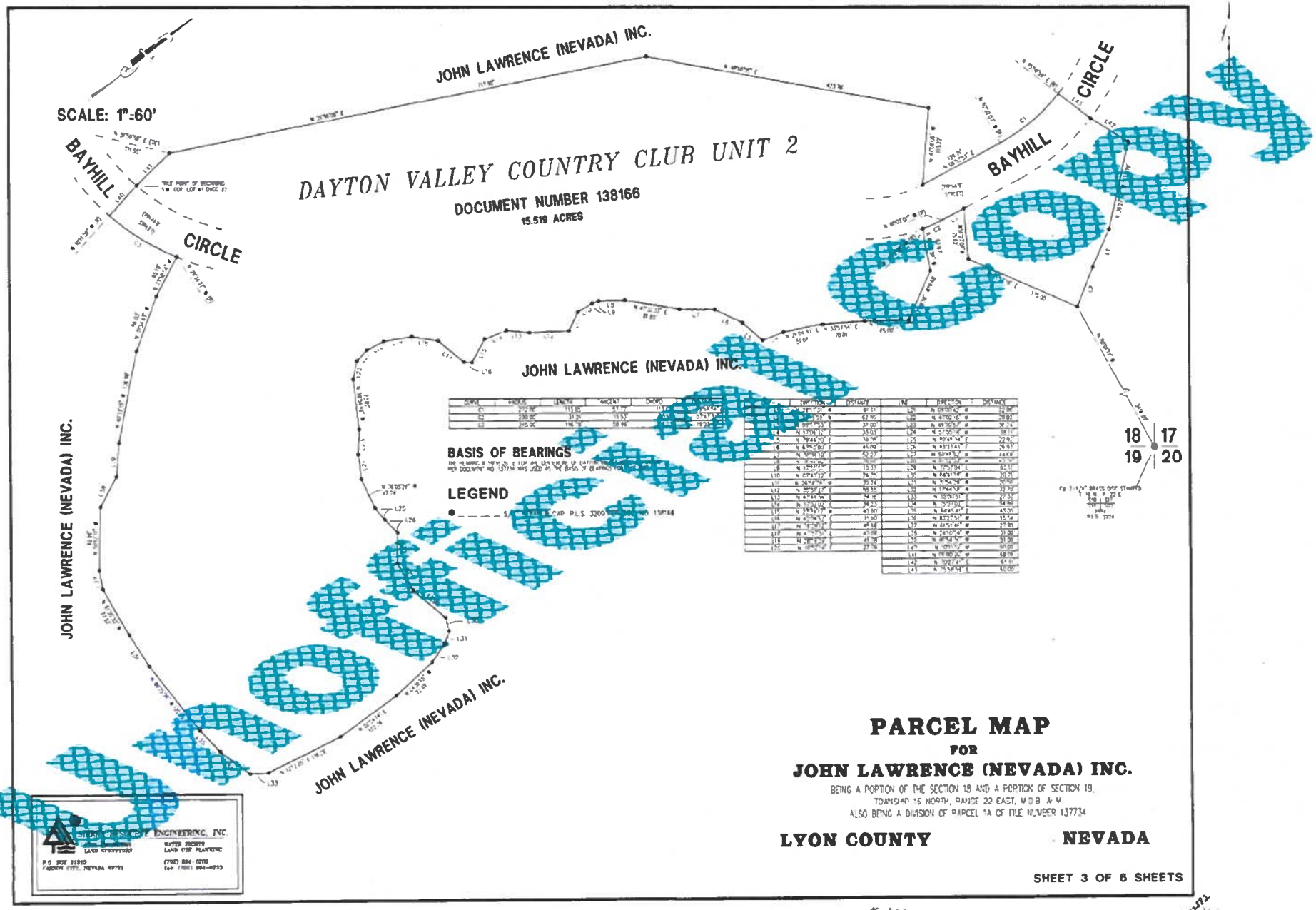
#182901 mg 6/7/95 @ 10:18 AM

DVCA0710

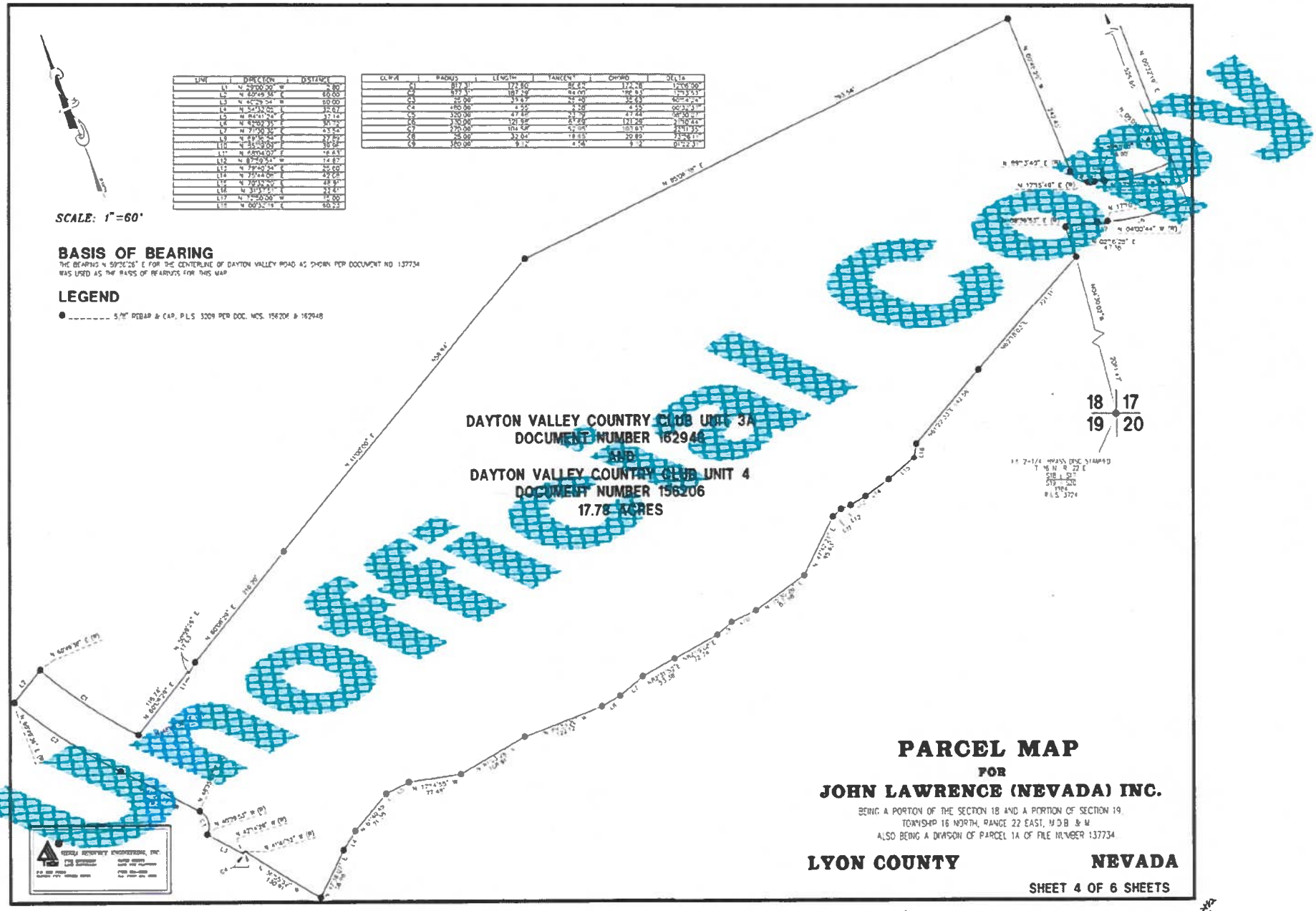


DVCA0711

182901 2026 6/1/05

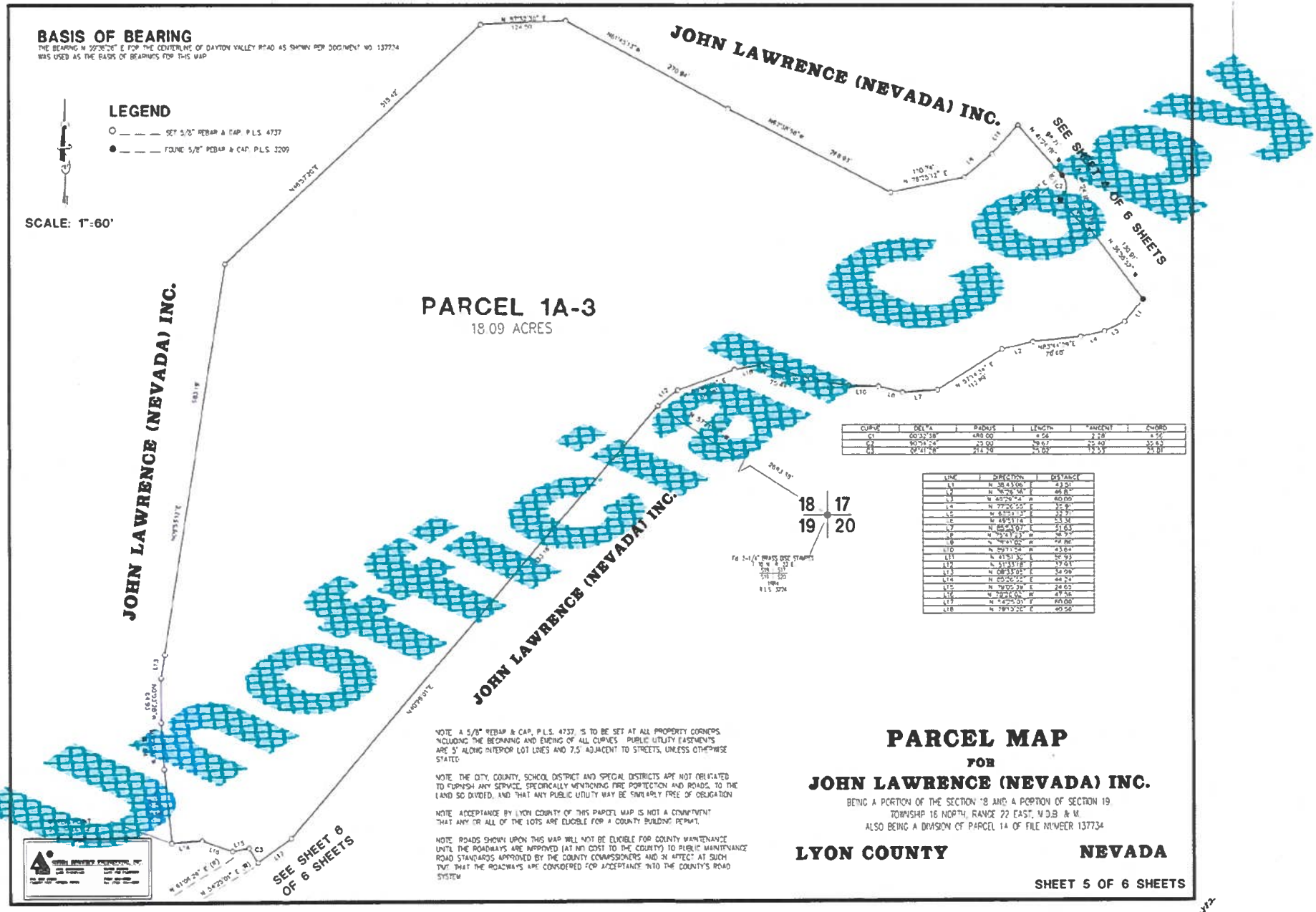

SCALE: 1"=60'
JOHN LAWRENCE (NEVADA) INC.
DAYTON VALLEY COUNTRY CLUB UNIT 2
DOCUMENT NUMBER 138166
15.519 ACRES
BAYHILL
CIRCLE
BAYHILL
CIRCLE
JOHN LAWRENCE (NEVADA) INC.
JOHN LAWRENCE (NEVADA) INC.
JOHN LAWRENCE (NEVADA) INC.
BASIS OF BEARINGS
LEGEND
18
17
19
20
PARCEL MAP
FOR
JOHN LAWRENCE (NEVADA) INC.
BEING A PORTION OF THE SECTION 18 AND A PORTION OF SECTION 19,
TOWNSHIP 15 NORTH, RANGE 22 EAST, M.D.B. & M.
ALSO BEING A DIVISION OF PARCEL 1A OF FILE NUMBER 137734
LYON COUNTY
NEVADA
SHEET 3 OF 6 SHEETS

DVCA0712



UNOFFICIAL COPY

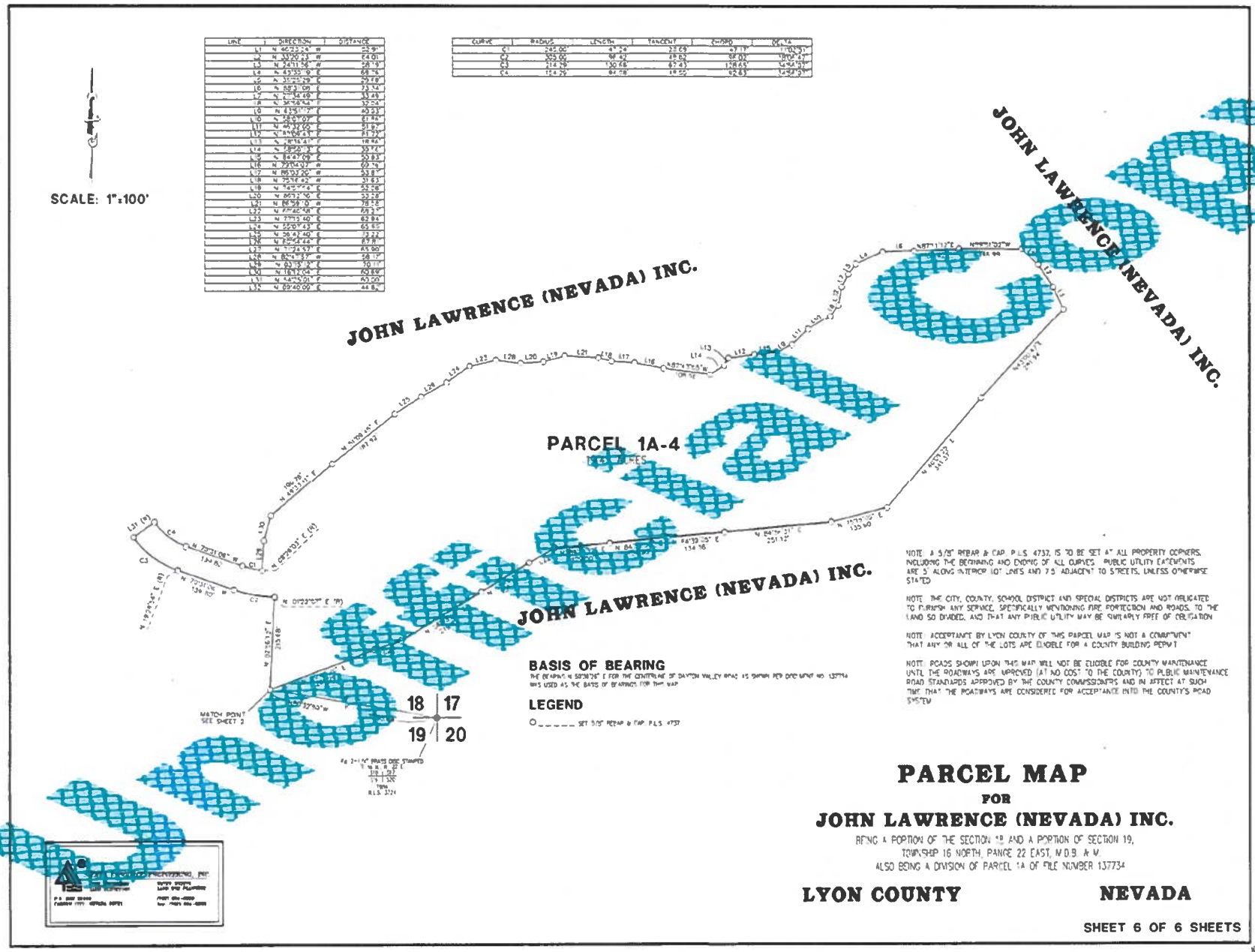
DVCA0713



SAMPLE

DVCA0714

182901 5of6 6/6/05



DVCA0715

182901 6/6 6/1/95

R.P.T.T. 0.00#12C

ESCROW NO. 98092270

CORPORATION
GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That
JOHN LAWRENCE (NEVADA) INC., a Nevada Corporation

in consideration of $10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
COMLAW NO. 445 LIMITED, a United Kingdom Corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area
County of LYON State of Nevada, bounded and described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: April 09, 1998

JOHN LAWRENCE (NEVADA), INC.
a Nevada Corporation

BY: James P Shinehouse
BY: JAMES P. SHINEHOUSE
ITS: PRESIDENT

BY: _____

STATE OF Nevada }
} ss.
COUNTY OF Washoe }

This instrument was acknowledged before me on 4/9/98,
by, BY: JAMES P. SHINEHOUSE.

KELLY L. BRADSHAW
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES JAN. 4, 2000

Signature Kelly L Bradshaw
Notary Public

(This area above for official notarial seal)

RECORDING REQUESTED BY:
STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:
COMLAW NO. 445
51 Palmer Dr.
Dayton, NV 89403

MAIL TAX STATEMENTS TO:
SAME

217292

Unofficial Copy

LEGAL DESCRIPTION

Order No.: 98010551MM

The land referred to herein is situated in the State of Nevada, County of LYON & CARSON CITY, described as follows:

PARCEL ONE:

Township 15 North, Range 22 East, M.D.B. & M.,:

Section 6: Southeast 1/4 of Northwest 1/4; East 1/2 of Southwest 1/4; Lots 5, 6 & 7

Section 7: East 1/2 of West 1/2; Lots 1, 2, 3 & 4

Section 18: Northeast 1/4 of Northwest 1/4; Lot 1

EXCEPTING THEREFROM all coal and other minerals, as reserved by the United States of America, in Patent No. 1028587, recorded August 26, 1929, in Book Z of Deeds, Page 139, File No. 36583.

ASSESSOR'S PARCEL NO. 14-011-01 (Lyon County)
10-011-10 (Carson City)

PARCEL TWO:

That portion of the Northeast 1/4 of Section 23, Township 16 North, Range 21 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Parcel 1 of that certain RECORD OF SURVEY MAP for the JOE RICCI PARCELS recorded as File No. 91721 of the Official Records of said Lyon County; thence Southerly along the Westerly line of Parcel 1, S. 4°46'02" E., 282.90 feet to the Southwesterly corner of said Parcel 1, said corner also being the Southeasterly corner of Parcel 2 of that certain BOUNDARY LINE ADJUSTMENT recorded as File No. 122950 of the Official Records of said Lyon County; thence Westerly along the Southerly line of said Parcel 2, N. 89°34'03" W., 102.23 feet to the Southwesterly corner of said Parcel 2; thence Northerly along the Westerly line of said Parcel 2, N. 6°16'03" W., 204.99 feet; thence N. 11°03'30" E., 106.69 feet; thence N. 10°17'42" E., 133.07 feet; thence N. 16°06'39" E., 165.60 feet; thence S. 77°24'55" E., 512.57 feet to a point on the Northwesterly right-of-way line of Dayton Valley Road; thence Southwesterly along said right-of-way line,

Continued on next page

217292

STEWART TITLE
Guaranty Company

DVCA0717

Official Copy

S. 21°35'16" W., 86.40 feet to the beginning of a curve concave to the Northwest and having a radius of 950.00 feet; thence Southwesterly along said curve through a central angle of 4°39'05" an arc distance of 77.12 feet; thence S. 22°48'20" W., 86.50 feet; thence N. 63°45'39" W., 23.86 feet to the Northeasterly corner of said Parcel 1; thence Westerly along the Northerly line of said Parcel 1, S. 76°17'25" W., 164.13 feet; thence N. 75°53'55" W., 218.52 feet to the Point of Beginning.

ASSESSOR'S PARCEL NO. 6-091-11

PARCEL THREE:

A portion of Sections 18 & 19, Township 16 North, Range 22 East, and Section 24, Township 16 North, Range 21 East, M.D.B.&M., described as follows:

Parcel 1B, as shown on the Amended Map of Boundary Line Adjustment, filed in the office of the Lyon County Recorder, on November 26, 1990, filed No. 137734.

ASSESSOR'S PARCEL NO. 16-363-09

PARCEL FOUR:

Parcel 2B, as shown on the Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on November 26, 1991, File No. 147040.

ASSESSOR'S PARCEL NO. 16-363-08

PARCEL FIVE:

Parcel 1A-3A, as shown on the Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on November 26, 1991, File No. 147040.

ASSESSOR'S PARCEL NO. 16-363-07

Continued on next page

Unofficial Copy

PARCEL SIX:

Parcel 1A-3D-1A, as shown on the Parcel Map for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on November 29, 1992,, File No. 156114.

ASSESSOR'S PARCEL NO. 16-364-30

PARCEL SEVEN:

Amended Parcel 1A-3D-1C, as shown on the Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder, on January 21, 1993, File No. 158406.

ASSESSOR'S PARCEL NO. 16-364-34

PARCEL EIGHT:

A portion of the Northwest 1/4 of Section 19, Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Parcel 3A, as shown on the Parcel Map for John Lawrence (Nevada), Inc., filed in the Office of the Lyon County Recorder on March 29, 1988, File No. 114669, and as amended by the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder on April 25, 1991, File No. 141060 and Lot 2, as shown on the map of Eldorado Lakes Office Commercial Center, filed in the Office of the Lyon County Recorder, on May 18, 1989, as File No. 124478.

EXCEPTING THEREFROM Lot 1, as shown on the Map of Eldorado Lakes Office Commercial Center, filed in the Office of the Lyon County Recorder on May 18, 1989, File No. 124478.

ASSESSOR'S PARCEL NO. 16-362-18 and 16-362-13

PARCEL NINE:

Parcel 3A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on May 24, 1989, File No. 124613.

Continued on next page

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EXCEPTING THEREFROM all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 1, as recorded in Document No. 129581, in the office of the Lyon County Recorder on December 7, 1989, and all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 2, as recorded in Document No. 134315, in the Office of the Lyon County Recorder, on July 5, 1990, Official Records and all that portion of Parcel 3A lying Westerly of the Westerly Boundary Line of Dayton Valley Airpark Estates Unit 1.

ASSESSOR'S PARCEL NO. 16-363-23

PARCEL TEN:

Parcel 3A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on May 24, 1989, File No. 124613.

EXCEPTING THEREFROM all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 1, as recorded in the Document 129581, in the Office of the Lyon County Recorder on December 7, 1989, and all that portion lying within the bounds of Dayton Valley Airpark Estates Unit 2, as recorded in Document No. 134315, in the Office of the Lyon County Recorder, on July 5, 1990, Official Records and all that portion lying Easterly of the Easterly Boundary Line of Dayton Valley Airpark Estates Unit 2.

ASSESSOR'S PARCEL NO. 19-591-01

PARCEL ELEVEN:

Being a portion of the Northwest 1/4 of Section 19, Township 16, North, Range 22 East, M.D.B. & M., described as follows:

Parcel 3B as shown on that certain parcel map for John Lawrence (Nevada), Inc., Recorded in the Office of the Lyon County Recorder on March 29, 1988 as File No. 114669.

ASSESSOR'S PARCEL NO. 16-362-11

PARCEL TWELVE:

Continued on next page

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A portion of Section 19 Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Parcel 1A-3B as shown on that certain Record of Survey Boundary Line Adjustment for John Lawrence (Nevada), Inc., Filed in the Office of the Lyon County Recorder on November 26, 1991 as File No. 147040.

ASSESSOR'S PARCEL NO. 16-363-06

PARCEL THIRTEEN:

Being a portion of Section 19, Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Parcel 4A-1 as shown on that certain Amended Map of a Boundary Line Adjustment for John Lawrence (Nevada) Inc., Filed in the Office of the Lyon County Recorders Office November 26, 1990 as File No. 137734, and Amended by Certificate of Amendment Recorded January 25, 1991 as Document No. 139244.

ASSESSOR'S PARCEL NO. 16-363-21

PARCEL FOURTEEN:

All that property being a portion of the East 1/2 of Section 18 and the Northwest 1/4 of Section 17, Township 16 North, Range 22 East, M.D.B. & M., Lyon County, Nevada, described as follows:

BEGINNING at the center 1/4 of said Section 18, as shown on the final map of North Pointe, Unit 2, on file with the Lyon County Recorder, as Document No. 175796 of Official Records; thence along the mid-section line of said Section 18, North 00°32'42" East, 1331.54 feet to the center-North 16th corner of said Section 18; thence South 89°21'35" East, 2639.52 feet to the North 16th corner common to Section 18 and Section 17; thence along the line common to said Sections, North 01°06'35, East, 1324.74 feet to the corner common to Sections 7, 8, 17 & 18; thence along the North line of said Section 17, South 89°43'16" East, 2636.43 feet to a point of cusp on the North right-of-way of Dayton Valley Road from which a radial line bears North 75°33'11" West, and also being a point on an 830.00 foot radius

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curve concave to the Southeast; thence Southwesterly along said curve, through a central angle of 15°56'45", an arc distance of 231.00 feet; thence continuing along said North right-of-way, South 59°36'26" West, 5677.78 feet; thence North 30°22'56" West, 405.07 feet to the point of beginning.

ASSESSOR'S PARCEL NO. 16-361-32

PARCEL FIFTEEN:

All that certain piece or parcel of land situate in Lyon County, Nevada, being a portion of Section 17, Township 16 North, Range 22 East, M.D.B. & M., being more particularly described as follows:

Parcel 4, as shown onthe Map of Division into Large Parcels for Ralph Herman, filed in the Office of the Lyon County Recorder, on December 27, 1984, File No. 90411.

ASSESSOR'S PARCEL NO. 16-361-08

PARCEL SIXTEEN:

A portion of Sections 17, & 18, Township 16 North, Range 22 East, M.D.B.& M., described as follows:

Parcel One, as shown on that certain parcel map for Davada Development Corp., recorded in the Lyon County Recorder September 12, 1986, as Document No. 102038.

EXCEPTING THEREFROM Quailridge Subdivision Units 1, 2 & 3.

ASSESSOR'S PARCEL NO. 16-361-23

PARCEL SEVENTEEN:

A portion of Sections 17, 18 & 19, Township 16 North, Range 22 East, M.D.B.& M., described as follows:

Parcel 1A-1, as shown on that certain parcel map for John Lawrence (Nevada), Inc., recorded June 7, 1995, as Document No. 182901, in the office of the Lyon County Recorder.

Continued on next page

Unofficial Copy

LEGAL DESCRIPTION - continued
Order No.:98010551MM

ASSESSOR'S PARCEL NO. 16-361-31

PARCEL EIGHTEEN:

Parcel 1A-2, as shown on that certain Parcel Map for John Lawrence (Nevada), Inc., recorded in the office of the Lyon County Recorder, June 7, 1995, as Document No. 182901.

ASSESSOR'S PARCEL NO. 16-361-28

PARCEL NINETEEN:

A portion of Section 18 & 19, Township 16 North, Range 22 East, M.D.B.& M., described as follows:

Parcel 1A-3 as shown on that certain parcel map for John Lawrence (Nevada), Inc., recorded June 7, 1995, as Document No. 182901, in the office of the Lyon County Recorder.

ASSESSOR'S PARCEL NO. 16-361-29

PARCEL TWENTY:

A portion of Section 18, Township 16 North, Range 22 East, M.D.B.& M., described as follows:

Parcel 1A-4 as shown on that certain parcel map for John Lawrence (Nevada), Inc., recorded June 7, 1995, as Document No. 182901, in the office of the Lyon County Recorder.

ASSESSOR'S PARCEL NO. 16-361-30

PARCEL TWENTY ONE:

Being a portion of Section 18, Township 16 North, Range 22 East, M.D.B. & M., and described as follows:

Parcel 1 as shown on that certain Parcel Map for Davada Development Corporation, Filed in the Office of the Lyon County Recorders Office on September 12, 1986 as File No. 102039.

EXCEPTING THEREFROM all Lots located within the exterior

Continued on next page

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boundary lines of Dayton Valley Country Club Unit 1, Recorded August 17, 1989 a File No. 126598, and amended by that certain Boundary Line Adjustment Map Recorded October 23, 1990 as File No. 136828.

ASSESSOR'S PARCEL NO. 16-362-16 and 17

PARCEL TWENTY TWO:

A portion of Section 19, Township 16 North, Range 22 East, and Section 24, Township 16 North, Range 21 East, M.D.B. & M., described as follows:

Parcel 2A, as shown on the Boundary Line Adjustment Map, filed in the Office of the Lyon County Recorder, on april 25, 1991, File No. 141060.

EXCEPTING THEREFROM all that certain property lying Southerly of the Southerly boundary of Dayton Valley Country Club, Unit 2B, filed in the office of the Lyon County Recorder, on May 7, 1992, as Document No. 151220.

ALSO EXCEPTING THEREFROM all that certain property lying within the boundaries of Dayton Valley Country Club 2B and 2C.

ASSESSOR'S PARCEL NO. 16-362-23

PARCEL TWENTY THREE:

Lots 116, 118, to 128, 130, 131, as shown on the Map of Dayton Valley County Club Unit No. 2E, a Planned Unit Development, filed for record in the office of the Lyon County Recorder, on June 6, 1996, as Document No. 194108 of Lyon County, State of Nevada.

ASSESSOR'S PARCEL NO. 19-617-08, 10 to 20, 22 & 23

PARCEL TWENTY FOUR:

Lots 121 to 131, inclusive, as shown on the map of Dayton Valley Country Club Unit 4, filed in the office of the Lyon County Recorder, on November 5, 1992, File No. 156206.

Continued on next page

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LEGAL DESCRIPTION - continued
Order No.:98010551MM

ASSESSOR'S PARCEL NO. 19-631-06 to 16

PARCEL TWENTY FIVE:

Lots 12 and 13 as shown on the Map of River Village Unit No. 5, filed in the Office of the Lyon County Recorder on December 7, 1989, as File No. 129582.

ASSESSOR'S PARCEL NO. 19-454-60 (Lot 12)
19-454-61 (Lot 13)

PARCEL TWENTY SIX:

Being a portion of Section 18 Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Lot C1 as shown on that certain Record of Survey supporting a Lot Line Adjustment for John Lawrence (Nevada) Inc., Filed in the Office of the Lyon County Recorders Office May 30, 1996 as File No. 193851.

ASSESSOR'S PARCEL NO. 19-582-05

PARCEL TWENTY SEVEN:

Being a portion of Section 24, Township 16 North, range 21 East, M.D.B. & M., described as follows:

Lot A and Lot B as shown on the Official Map of River Village Unit 3A, Filed in the Office of the Lyon County Recorders Office on May 5, 1988 as File No. 115674.

ASSESSOR'S PARCEL NO. 19-450-23 (Lot A)
19-456-25 (Lot B)

PARCEL TWENTY EIGHT:

Being a portion of Section 18, Township 16 North, Range 22 East, M.D.B. & M., described as follows:

Lot A, as shown on the Official Map of Dayton Valley Country

Continued on next page

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LEGAL DESCRIPTION - continued
Order No.:98010551MM

Club Unit 3B, Filed in the Office of the Lyon County Recorders Office on June 15, 1995 as File No. 183173.

ASSESSOR'S PARCEL NO. 19-714-01

Unofficial Copy

217292

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF C.C.

98 APR -9 PM 4:28

NANCY M. CARR
COUNTY RECORDER
FEE 17.50 DEP

Lyon County

DECLARATION OF VALUE

Recorded 4/9/98

Instrument # 217292

Full Value of Property Interest Conveyed $ 0

Less Assumed Liens & Encumbrances - 0

Taxable Value (NRS 375.010) $ 0

Real Property Transfer Tax Due $ 0

If exempt, state reason. NRS 375.090, Section 12C. Explain:

Unofficial Copy

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

Kelly C. Bradshaw

Name (Please Print)

98092270/98010551

Escrow Number

STEWART TITLE

P.O. Box 1240 Firm Name

Reno, NV 89510

Address

City State Zip

REC 28 - NTC - RPTT Form 1

DVCA0727

OWNER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY GRANT FOREVER THOSE PERMANENT EASEMENTS FOR ACCESS AND UTILITY INSTALLATION SHOWN HEREON.

COMLAW NO. 445 LIMITED, A UNITED KINGDOM CORPORATION
BY: James P. Shinhoster

NOTARY PUBLIC CERTIFICATE:

STATE OF Pennsylvania } S.S.
Lancaster COUNTY }

ON THIS 5th DAY OF April, 1999, A NOTARY PUBLIC IN Lancaster COUNTY, James P. Shinhoster WHO ACKNOWLEDGED TO ME THAT HE REPRESENTS COMLAW NO. 445 LIMITED A UNITED KINGDOM CORPORATION IS THE OWNER OF SAID PROPERTY AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Hannah J. Tran
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb 14, 2002

NOTARIAL SEAL
HANNAH J TRAN Notary Public
East Hempfield Township, Lancaster Co. PA
My Commission Expires Feb 14, 2002

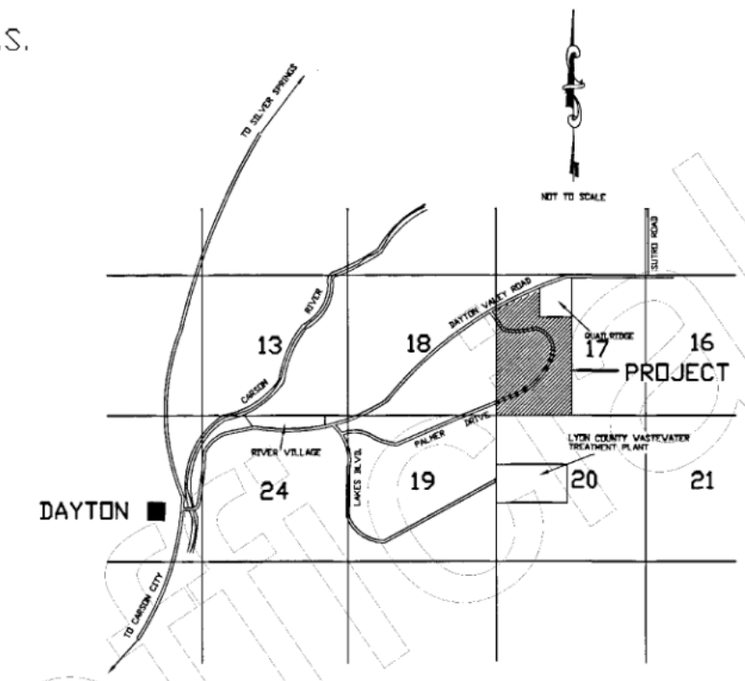
NOTES:

1. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED, AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
2. ACCEPTANCE BY LYON COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
3. ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSIONERS AND IN AFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
4. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES AND 7.5 FEET ADJACENT TO STREETS UNLESS OTHERWISE SHOWN.
5. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH PARCEL AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

COUNTY ENGINEER'S CERTIFICATE

I, DANIEL K. O'BRIEN, LYON COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP OF A PORTION OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M., AND I AM SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

LYON COUNTY ENGINEER — 4-19-99 DATE



TOTAL AREA SURVEYED
244.35 ACRES

NOTICE TO SUBSEQUENT PURCHASERS

"RIGHT TO FARM" ORDINANCE NO. 439, BILL NO. 98-05, AS STATED IN LYON COUNTY CODE TITLE 10, CHAPTER 15, SUBSECTION 01.

SURVEYOR'S CERTIFICATE

I, DONALD A. DICK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF COMLAW NO. 445 LIMITED, A UNITED KINGDOM CORPORATION.
2. THE LAND SURVEYED LIES WITHIN THE WEST HALF OF SECTION 17, T.16 N., R.22 E., M.D.B. & M., LYON COUNTY, AND THE SURVEY WAS COMPLETED ON FEBRUARY 10, 1999.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED; AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.

DONALD A. DICK — PLS 8659

PROFESSIONAL LAND SURVEYOR — DONALD A DICK — No. 8659

3/23/99
DATE

CLERK TREASURER'S CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL, TAXES OR SPECIAL ASSESSMENTS EXCEPT THOSE NOT DUE AND OWING ON PROPERTY THE SUBJECT OF THIS MAP.

Karen Purcell, Deputy Clerk-Treas — April 19 1999
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER — DATE

PLANNING COMMISSION APPROVAL

THIS PARCEL MAP WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF LYON COUNTY, NEVADA.

Robert E. Fields THIS 13 DAY OF April, 1999.
CHAIRMAN

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF COMLAW NO. 445 LIMITED, A UNITED KINGDOM CORPORATION, ON THIS 19 DAY OF APRIL, 1999, AT 52 MINUTES PAST 8 O'CLOCK A M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE $17.00
FILE NO. 232541

Mary C. Milligan
COUNTY RECORDER
BY: Dawna L. Warr

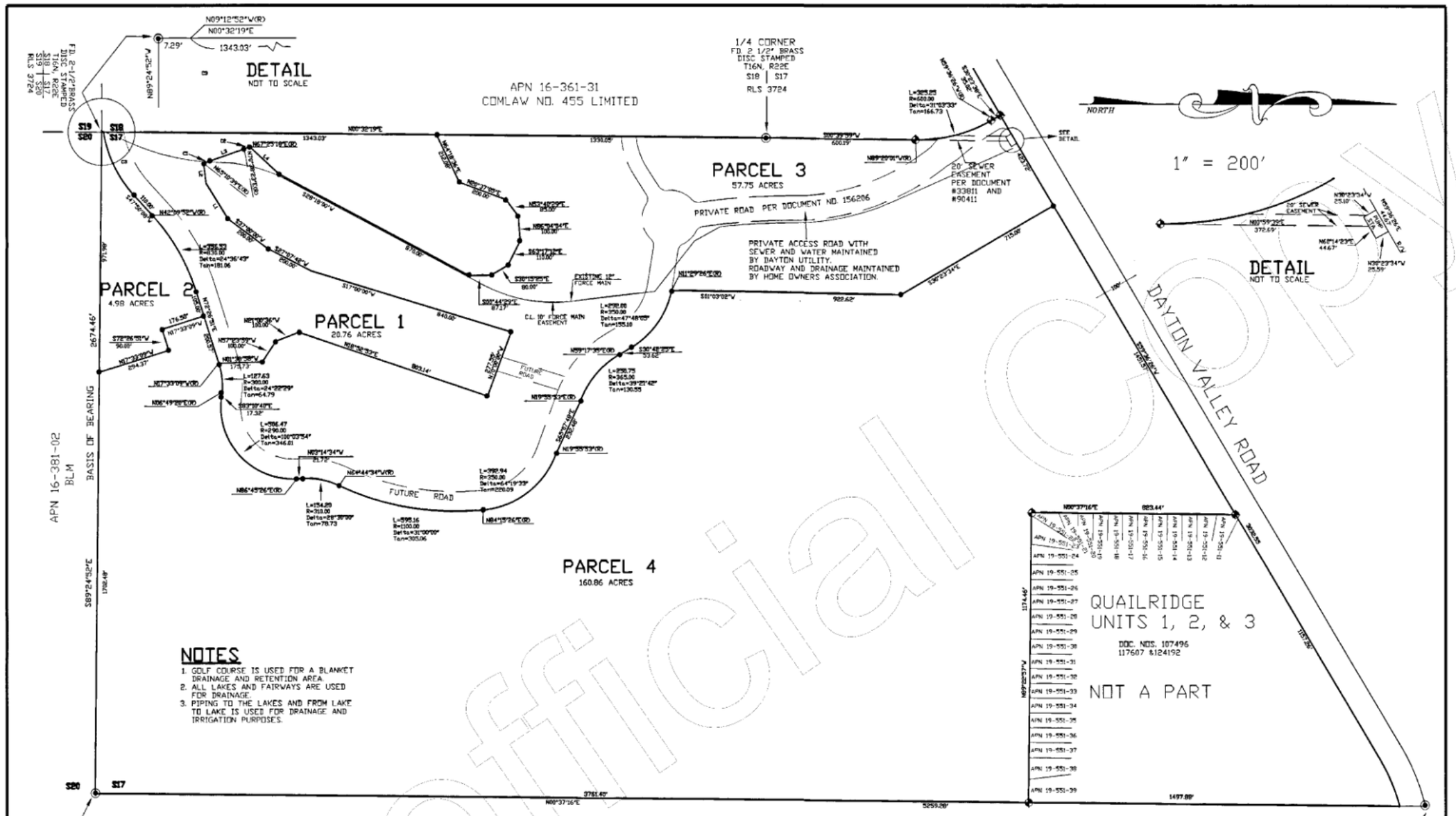
SHEET 1 OF 2 SHEETS

PARCEL MAP
FOR
COMLAW NO. 445 LIMITED,
A UNITED KINGDOM CORPORATION
BEING A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M., ALSO BEING A DIVISION OF PARCEL 1 OF DOCUMENT #102038, COUNTY OF LYON, STATE OF NEVADA

THIEL ENGINEERING CONSULTANTS
T E C — CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
P.O. BOX 70458
RENO NEVADA 89570-0458
PHONE: (702) 352-7800
FAX: (702) 352-7929

C:\DWG\DVCCCOV

UNOFFICIAL COPY



NOTES

1. GOLF COURSE IS USED FOR A BLANKET DRAINAGE AND RETENTION AREA.
2. ALL LAKES AND FAIRWAYS ARE USED FOR DRAINAGE.
3. PIPING TO THE LAKES AND FROM LAKE TO LAKE IS USED FOR DRAINAGE AND IRRIGATION PURPOSES.

BASIS OF BEARING

THE BEARING N 89°24'52" W BETWEEN THE SECTION CORNER COMMON TO 17, 18, 19, 20, AND THE 1/4 CORNER OF 17 AND 20, AS SHOWN ON DOCUMENT NO. 102038 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

- ● SET 5/8" REBAR & CAP, P.L.S. 8659
- ◆ FD. 5/8" REBAR & CAP, P.L.S. 3209
- ◉ FOUND AS NOTED
- (R) RADIAL

LINE TABLE		
LINE	LENGTH	BEARING
L1	170.00	S58°43'30"W
L2	80.00	N83°13'35"E
L3	147.89	S19°21'37"E
L4	162.16	S42°01'52"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	05°27'44"	270.00	25.74	12.88
2	03°13'05"	375.00	21.06	10.53
3	32°57'00"	500.00	287.54	147.87

SHEET 2 OF 2 SHEETS

PARCEL MAP

FOR
COMLAW NO. 455 LIMITED,
A UNITED KINGDOM CORPORATION
BEING A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 22 EAST, M.D.B. & M., ALSO BEING A DIVISION OF PARCEL 1 OF DOCUMENT #102038.
COUNTY OF LYON, STATE OF NEVADA

THIEL ENGINEERING CONSULTANTS
T E C
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
P.O. BOX 70458
RENO NEVADA 89570-0458
PHONE: (702) 352-7800
FAX: (702) 352-7929

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#232541 2of2 4/19/99

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DOC #: 609332
01/15/2020 04:43 PM Page: 1 of 9
OFFICIAL RECORD
Requested By:
LKG LTD
Lyon County, NV
Margie Kassebaum, Recorder
Fee: $40.00 RPTT: $0.00
Recorded By: jtowne

APN: 016-361-70 (Dayton Valley Golf Course)

RPTT: $0.00

Recording Requested By and
When Recorded Return to:

Dayton Valley Community Association, Inc.,
c/o LEACH KERN GRUCHOW, et. al.
5421 Kietzke Lane, Ste. 200
Reno, NV 89511

I, the undersigned herby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons per NRS 239B.030

(space above for Recorder's use only)

LANDSCAPE MAINTENANCE EASEMENT AGREEMENT

This Landscape Maintenance Easement Agreement ("Agreement"), dated for reference purposes only as of December 19, 2019, is entered into by and between DAYTON VALLEY GOLF COURSE, LLC, a Nevada limited liability company ("Owner") and DAYTON VALLEY COMMUNITY ASSOCIATION, INC., a Nevada nonprofit corporation ("Association"), with reference to the following facts and circumstances and upon the terms and conditions set forth herein. This Agreement shall become effective upon recording of the same in the Official Records of Lyon County, Nevada ("Effective Date").

RECITALS:

A. Owner is the fee simple owner of the land located in Lyon County, Nevada, depicted on the site map ("Map") attached hereto as **Exhibit "A",** which is commonly referred to as the Dayton Valley Golf Course, with a common address of 101 Palmer Drive, Dayton, Nevada ("Golf Course Property").

B. The Association desires to obtain a landscaping maintenance easement over portions of the Golf Course Property for the purposes of maintaining, but not the obligation to maintain, portions of the Golf Course Property in the areas highlighted on **Exhibit "A"** ("Landscape Easement Area(s)"). A textual description of the Landscape Easement Areas is part of Exhibit "A".

C. Owner and Association desire to enter into this Agreement for the purposes of defining the respective rights and obligations of each of the parties with respect to the Landscape Easement Area.

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

Easement Areas are part of Exhibit "A". Only the Landscape Maintenance Areas are burdened by the easement granted herein, All other portions of the Dayton Valley Golf Course are not subject to the easement granted herein.

C. Owner and Association desire to enter into this Agreement for the purposes of defining the respective rights and obligations of each of the parties with respect to the Landscape Easement Areas.

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Grant of Easement. Owner hereby grants to Association a non-exclusive easement over, under and across the Landscape Easement Areas for the purpose of removing weeds, debris, trash and maintaining or replacing any landscaping within the Landscape Easement Areas, to the extent the Landscape Easement Areas are not maintained by Owner either now or in the future. Such activities are collectively referred to as "Maintenance Activities" herein. The Association shall have the right to enter upon any of the Landscape Easement Areas for the purposes of performing any Maintenance Activity, in its sole and absolute discretion, but not the obligation to do so. The Association shall not conduct Maintenance Activities or do or perform any act on or about a Landscape Easement Areas which would in any way interfere with or obstruct, as determined by Owner in its sole and absolute discretion, Owner's use or ownership of a Landscape Easement Areas or the use, operation or ownership of the Dayton Valley Golf Course. The Association acknowledges and agrees that Owner shall have the right, in its sole and absolute discretion, to construct or relocate improvements on any Landscape Easement Area during the term hereof.

2. Cost of Maintenance Activities. The Association shall conduct any Maintenance Activity within Landscape Easement Areas, at its sole cost and expense, including (except for acts of nature) the replacement of dead, substantially damaged or unsightly plants or vegetation within the Landscape Easement Areas and the removal of all weeds.

2.1 Acts of Nature. Owner will be solely responsible for the replacement costs of all dead, damaged, or unsightly plants planted by Owner within Landscape Easement Areas should replacement of the same be necessitated by acts of nature, such as lightning, flooding or extreme freeze conditions.

3. Maintenance and Repair Criteria. During the term of this Agreement, the Association may, but is not obligated to, maintain, repair and replace grass, flowers, shrubs, and trees, and cut and dispose of weeds and natural vegetation within any or all Landscape Easement Areas. The Association shall have no obligation or responsibility for additional improvements belonging to Owner within the Landscape Easement Areas. All work performed by the Association shall be completed in a first-class manner consistent with the

Owner's and the Association's intent to maintain the first-class appearance of properties within the Dayton Valley Community Association and the Dayton Valley Golf Course. The Association may employ or contract with professional landscaping personnel or businesses ("Contractors") to perform any Maintenance Activity including but not limited to any maintenance, repair, replacement, removal or clean-up work. The Association shall perform any Maintenance Activity within usual business hours and at such frequency as it determines to be necessary, in its sole and absolute discretion. Prior to each instance of performing Maintenance Activity, Association or its Contractors shall provide Owner's maintenance supervisor notice of the work to be performed, in order to coordinate Dayton Valley Golf Course maintenance work with Maintenance Activity.

4. Liability Insurance. The Association shall ensure that all Contractors have liability and workman's compensation insurance and Association's liability insurance covers Owner for claims arising from Association's use of the easement granted herein, including naming Owner as an additional insured on its liability insurance policy.

5. Irrigation. Subject to Owner's discretion to relocate or remove landscaping, Owner is responsible to provide sufficient irrigation to support existing landscaping within Landscape Easement Areas, if any, to include maintenance and repair of irrigation lines, replacement of any landscaping due to acts of nature or due to no fault of the Association.

6. Limitation on Use of Landscape Easement Areas by Others. Use of all Landscape Easement Areas shall be limited to the purposes set forth in this Agreement. In general, the Landscape Easement Areas are not a playable part of the Dayton Valley Golf Course and consist in large part of rocky areas adjacent to streets.

7. Duration. This Landscape Easement Agreement shall continue for a term of one year and shall be extended for successive one-year terms unless either party serves written notice of its intent to terminate this Agreement. The Association may terminate this Agreement as to any or all Landscape Easement Areas at any time without cause and without liability to Owner by serving thirty (30) days prior written notice to Owner. Owner may terminate this Agreement for cause as to any or all Landscape Easement Areas by serving thirty (30) days prior written notice to the Association. Termination for cause shall mean that the Association shall have performed a Maintenance Activity in such a manner as to interfere with Owner's use of Landscape Easement Areas, Owner's maintenance of any improvements located thereon, or the use, operation or ownership of the Dayton Valley Golf Course. Owner may terminate this Agreement for cause upon delivery of the notice pursuant to Subsection 9.9 hereof.

8. Amendment. This Agreement may be amended by mutual written agreement of the parties to this Agreement.

9. General.

9.1 Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid, and shall be enforced to the fullest extent permitted by law.

9.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained.

9.3 Attorneys' Fees. If either party commences an action against the other to interpret or enforce any of the terms of this Agreement or because of the breach by the other party of any of the terms hereof, the losing party shall pay to the prevailing party reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, whether or not the action is prosecuted to a final judgment. For the purpose of this Agreement, the terms "attorneys' fees" or "costs" shall mean the fees and expenses of counsel to the parties hereto, which may include printing, photocopying, duplicating and other expenses and expert witness fees. The terms "attorneys' fees" or "costs" shall also include, without limitation, all such fees and expenses incurred with respect to appeals, arbitrations and bankruptcy proceedings, and whether or not any action or proceeding is brought with respect to the matter for which said fees and expenses were incurred.

9.4 Construction. Headings at the beginning of each Section and subsection are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs, sections, subparagraphs and subsections are to this Agreement. All exhibits referred to in this Agreement are attached hereto and incorporated herein by this reference.

9.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action arising from this Agreement must be in Lyon County, Nevada.

9.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or federal holiday, the time for such performance shall be extended to 5:00 p.m. on the next business day.

9.7 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof

and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented, superseded, cancelled or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein.

9.8 Not a Public Dedication. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Landscape Easement Area to the general public or for the general public or for any public purposes whatsoever, and this Agreement shall be strictly construed to and for the purposes expressly stated herein.

9.9 Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested to the address shown below, or sent by electronic facsimile or email and shall be deemed received upon the earlier of: (a) if personally delivered, the date of delivery to the address of the person to receive such notice; (b) if mailed, on the date of posting by the United States Post Office; or (c) if given by electronic facsimile or email, when received by the other party.

To Owner:
Dayton Valley Golf Course, LLC.
c/o Thomas P. Duncan, Manager
101 Palmer Dr.
Dayton, NV 89403
Email: tduncan49@me.com

With a Copy to:
Jim Kepler, General Manager
Dayton Valley Golf Course
101 Palmer Dr.
Dayton, NV 89403
Email: jimkepler@dgmgolf.net

To Association:
Dayton Valley Community Association, Inc.
c/o Camco Homeowners Association Management
Attn: Katie Miller
704 W. Nye Lane, Ste 101
Carson City, NV 89703
Email: katie.miller@camconevada.com

With a Copy to:
Gayle A. Kern, Esq.
Leach Kern Gruchow Anderson Song
5421 Kietzke Lane, Suite 200
Reno, NV 89511
Email: gkern@lkglawfirm.com

Notice of change of address shall be given by written notice in the manner described in this Section, above.

9.10 Time. Time is of the essence in the performance of all obligations of this Agreement.

9.11 Interpretation. The parties hereby acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and provisions hereof shall be given their plain meaning. In the event of any ambiguity or dispute regarding the interpretation of this Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who caused the uncertainty to exist, or against the drafter.

9.12 Third Party Beneficiary Rights. The provisions of this Agreement are not intended to create, nor shall this Agreement be interpreted or construed in any way to create any third-party beneficiary rights in any person not a party hereto.

9.13 Successors and Assigns. This Agreement shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

DAYTON VALLEY GOLF COURSE LLC, a Nevada limited liability company

By: _____
Thomas P. Duncan, its Manager

DAYTON VALLEY COMMUNITY ASSOCIATION, INC., a Nevada nonprofit corporation

By: _____
Dennis Drury, its President

By: Eugene Cowles
_____, its Secretary

[LOOSE NOTARIES ON FOLLOWING PAGE]

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on November 25, 2019, by THOMAS P. DUNCAN, Manager of the Dayton Valley Golf Course, LLC.

TINA FORD
Notary Public-State of Nevada
APPT. NO. 02-76393-2
My Appt. Expires 06-08-2022

Tina Ford
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF Carson)

This instrument was acknowledged before me on December 19, 2019, by DENNIS DRURY, President of the Board of Directors of Dayton Valley Community Association, Inc.

LARA R. GARRELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-99561-2 - Expires September 05, 2021

Lara
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF Carson)

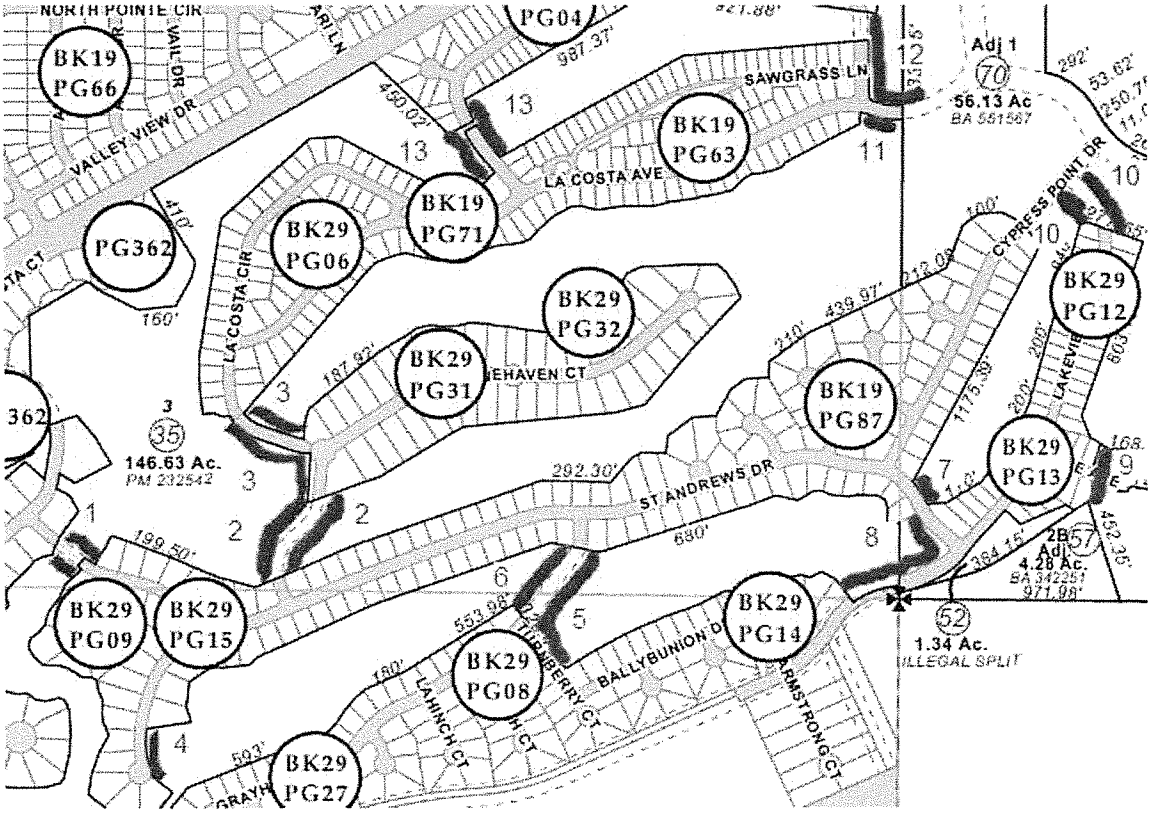
This instrument was acknowledged before me on December 19, 2019, by Eugene Cowles, Secretary of the Board of Directors of Dayton Valley Community Association, Inc.

LARA R. GARRELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-99561-2 - Expires September 05, 2021

Lara
NOTARY PUBLIC

Exhibit "A" to Landscape Easement Agreement

Site Map of Golf Course Property
With Landscape Easement Areas Highlighted.



[Textual Descriptions of Landscape Easement Areas contained on following page.]

1. On both sides of St Andrews Dr near the intersection of Bayhill Circle where the pond on one side and the cart path on the other side cause small un-buildable lots. The nearest home is 401 Kingsbarn Ct.

2. The rocky areas along Stonehaven Court from the intersection with St Andrews Dr to the first traffic circle.

3. The rocky areas along the fire access road between La Costa and the first traffic circle on Stonehaven Court.

4. The rocky area between the golf course at the 13th green and Carnoustie Court adjacent to 214 Carnoustie Court.

5. The rocky area along Gray Hawk Drive behind the 11th green and around the corner at Gray Hawk Drive and Turnberry Court along Turnberry Court. This rocky area begins at the rear of 639 St Andrews Dr and ends at the rear of 800 Ballybunion Drive.

6. The rocky area along Gray Hawk Drive before the 12th tee which begins at the rear of 643 St Andrews Dr and ends at the mailboxes at the intersection of Gray Hawk Drive with Turnberry Court. This area is across the street from area 5 above.

7. The rocky areas between the golf course and St Andrews Dr between Cypress Point Drive and Lakeview Drive.

8. The large area along Lakeview Drive adjacent to the 11th tee that runs from the intersection of St Andrews Dr and Lakeview Drive to the rear of the homes on Ballybunion Drive.

9. The un-buildable lots at the end of Moore Ave on both sides are to be kept clear for a maximum of 10 feet from existing fences to provide a firebreak.

10. The large rocky areas on both sides of Lakeview Drive at the intersection with Cypress Point Drive.

11. The rocky area along Palmer Drive adjacent to the mailbox location next to 201 La Costa Ave at the intersection of Palmer Drive and La Costa Ave and Royal Troon Drive.

12. The area with evergreens along Palmer Drive and Royal Troon Drive behind the 2nd green at the intersection of Palmer Drive, La Costa Ave and Royal Troon Drive.

13. The rocky areas on both sides of Royal Troon Drive behind the #3 green and adjacent to 342 Royal Troon Drive.

BYLAWS OF

DAYTON VALLEY COMMUNITY ASSOCIATION

ARTICLE I

GENERAL PROVISIONS

Section 1. Name. The name of this non-stock, non-profit cooperative corporation is the Dayton Valley Community Association ("Association"). The principal office of the Association shall be at such place in the State of Nevada, as the Board of Directors may designate from time to time.

Section 2. Definitions. Unless expressly indicated to the contrary, the terms used herein shall have the following meanings:

(a) "Declaration". That certain Declaration of Time Share Covenants, Conditions and Restrictions for Dayton Valley Community Association recorded in the Office of the County Recorder of Lyon County, Nevada and all amendments thereto (the "Declaration").

(b) Additional Terms. The balance of the terms defined in the Declaration shall have the same meaning when used in these Bylaws as when used in the Declaration.

Section 3. Purpose. The Association has been formed for the purpose of exercising the powers and performing the duties of the Association set forth in these Bylaws, the Articles of Incorporation of the Association and the Declaration.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Only Owners shall be Members of the Association; provided, however, that no Person shall be a Member by reason of ownership of lands used for public school or governmental or quasi-governmental purposes, or by reason of ownership of any park, public land, road, easements, right-of-way, mineral interest, mortgage or deeds of trust. Each Owner shall automatically be a Member of the Association without the necessity of any further action on his part, and Association membership shall be appurtenant to and shall run with the property interest ownership of which qualifies the Owner thereof to membership. Membership may not be severed from, or in any way transferred, pledged, mortgaged or alienated except together with the title to the property interest, ownership of which qualifies the Owner thereof to membership, and then only to the transferee of title to said property interest. Any attempt to make a prohibited severance, transfer, pledge, mortgage or alienation shall be void.

Section 2. Voting Rights. The Association shall have two sses of voting memberships. The voting rights and privileges of each class of members of the Association shall be as follows:

A. Entitlement. The right to cast votes, and the number of votes which may be cast, for election of members to the Board of Directors of the Association and on all other matters to be voted on by the Members shall be calculated as follows:

(1) Class A. Members. Class A Members shall be all Owners excepting Declarant and shall have one vote for each Lot, Condominium Unit, or 1000 square feet or portion thereof designated for Commercial Use owned.

(2) Class B. Member. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each Lot, Condominium Unit, or 1000 square feet or portion thereof designated for Commercial Use owned. The voting rights of the Class B membership shall be reduced by two-thirds on the happening of one of the following events, whichever occurs earlier: (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or (b) fifteen (15) years from the first sale to a Purchaser other than Declarant which takes place after the effective date of the Declaration of Covenants, Conditions and Restrictions for the Dayton Valley Country Club.

Section 3. Members' Rights and Duties. Each Member shall have the rights, duties and obligations set forth in these Bylaws, the Articles and the Declaration; as the same may be amended from time to time.

ARTICLE III

MEMBERSHIP ASSESSMENTS AND LIEN RIGHTS

Section 1. Membership Assessments. Maintenance Assessments, Special Assessments and Personal Charges as provided for in the Declaration shall be paid by the Members of the Association at the time, in the manner and subject to the conditions and limitations set forth in the Declaration, and the Board shall fix, levy, collect and enforce such assessments at the time, in the manner and subject to the limitations set forth in the Declaration.

Section 2. Enforcement, Lien Rights. For the purpose of enforcing and collecting assessments, the Association shall have the lien rights set forth in the Declaration, which lien rights shall be enforceable by the Board in the manner set forth in the Declaration. The Board shall also have and be entitled to exercise all other rights and remedies set forth in the Declaration or otherwise provided for at law or in equity.

ARTICLE IV

MEMBERSHIP RIGHTS AND PRIVILEGES

Section 1. Rights and Privileges of Members. No Member shall have the right, without the prior approval of the Board, to exercise any of the powers or to perform any of the acts delegated to the Board by these Bylaws, or the Declaration. Each Member shall have all of the rights and privileges including, but not limited to, property rights and rights to access over, and use and enjoyment of the Common Areas granted to the Members by the Declaration subject to such limitations as may be imposed in accordance therewith for which are granted to the Association by easement or other document.

Section 2. Rules. Upon notice and meeting as provided in Section 7 of Article VI, the Board may establish such rules, regulations and prerequisite conditions to the use of the Interests as it, in its sole discretion, deems appropriate, so long only as such rules, regulations and conditions do not materially abridge the rights of Members set forth in the Declaration. Upon notice and meeting, the Board may establish rules, regulations, fees for and prerequisite conditions to the use of the Common Areas and facilities thereon. All rules and regulations adopted pursuant to this Section 2 and pursuant to the Declaration shall hereinafter be referred to as the "Rules and Regulations".

ARTICLE V

MEETINGS OF MEMBERS

Section 1. Place of Meeting. All meetings of the Members shall be held at the Project or as close thereto as possible in the County of Lyon, State of Nevada.

Section 2. Annual Meetings of Members. The first annual meeting of the Association shall be held no later than one (1) year following the formation of the Dayton Valley Community Association. At the first annual meeting, and at all subsequent annual meetings which shall be held each successive year in the same month in which the first annual meeting was held, there shall be elected, by the Members, a Board in accordance with the requirements of these Bylaws. The Members may also transact such other business of the Association as may properly come before them at such annual meeting.

Section 3. Special Meetings. Special meetings of the Members, for any purpose or purposes whatsoever, may be called at any time by the President of the Association or by the vote of a majority of the Board, or by Members representing five percent (5%) or more of the total voting power of Members other than Declarant, provided, no special meeting may be held or called prior to the first annual meet-

Except in the cases where another express provision is made by ...ute, these Bylaws or the Declaration, notice of such special meetings shall be given in the same manner as for annual meetings and may

be given by any person or persons entitled to call such meeting. Notices of any special meeting shall specify in addition to the place, day and hour of such meeting, the general nature of the business to be transacted.

If a special meeting is called by Members, the request shall be submitted by such Members in writing, specifying the general nature of the business proposed to be transacted, and shall be delivered personally or sent by registered mail or by telegraphic or other facsimile transmission to the President, any Vice-President or the Secretary of the Association. The officer receiving the request shall cause notice to be promptly given to the Members or Subassociation Boards entitled to vote, that a meeting will be held, and the date for such meeting, which date shall not be less than thirty (30) nor more than ninety (90) days following the receipt of the request. If the notice is not given within forty-five (45) days after receipt of the request, the persons requesting the meeting may give the notice. Nothing contained in this paragraph shall be construed as limiting, fixing or affecting the time when a meeting of Members may be held when the meeting is called by action of the Board.

Section 4. Notice of Meeting. Written notice of all meetings shall be given to each Member. All such notices of any meeting shall be sent to each Member not less than thirty (30) and not more than ninety (90) days before such meeting, and shall specify the place, the day and the hour of such meeting and shall generally state those matters which the Board, at the time of mailing of the notice, intends to present for action by the Members.

Whenever the Members are required or authorized to take any action at a meeting, the written notice of such meeting shall be signed by the Secretary or such other person(s) as the Directors shall designate.

Section 5. Manner of Giving Notice. Notice of any meeting of the Members shall be given either personally or by mail, postage prepaid, addressed to each Member at the address of the Member appearing on the books of the Association for the purpose of notice. If no address appears on the Association's books and no other has been given, notice shall be deemed to have been given if notice is sent to that Member by mail to the Association's principal office. Notice shall be deemed to have been given at the time when delivered personally or deposited in the mail or sent by telegram or other means of written communication. An affidavit of the mailing or other means of giving any notice of any Members' meeting may be executed by the Secretary, or any other party of the Association giving the notice, and if so executed, shall be filed and maintained in the minute book of the Association.

Section 6. Action Without Meeting. Any action, which may be taken at a meeting, may be taken without a meeting, provided that the following requirements are met:

(a) A written ballot is mailed to every Member entitled to vote setting forth the proposed action, providing opportunity to signify approval or disapproval and indicating a reasonable time for the Member to return the ballot to the Association.

(b) The number of votes cast by ballot within the specified time period equals or exceeds the number required for a quorum under the terms of Section 9 of this Article.

(c) The number of approvals of the action equals or exceeds the number of votes which would be required to approve such action at a meeting at which the total number of votes cast was the same as the number of written ballots returned.

(d) The written ballot distributed to members of the Association affords an opportunity for the Member to specify a choice between approval and disapproval of each order of business proposed to be acted upon by the Association and further provides that the vote of the Member shall be cast in accordance with the choice specified.

Section 7. Record Date. The Board of Directors may fix a date in the future as a record date for the determination of the Members entitled to notice of any meeting of Members. The record date so fixed shall not be more than ninety (90) days nor less than thirty (30) days prior to any other action. When a record date is so fixed, only Members of record on that date shall be entitled to notice of the next meeting of Members.

Section 8. Proxies. Every Member entitled to vote or execute consents shall have the right to do so either in person or by an Agent or Agents authorized by a written proxy executed by such Member or his duly authorized Agent and filed with the Secretary of the Association prior to the commencement of the meeting or at the meeting at which the proxy is to be exercised. No proxy shall be valid after the expiration of six (6) months from the date of the proxy, unless (a) the proxy is coupled with an interest, or (b) the maker of the proxy specifies therein the length of time for which it is to continue in force, which in no case shall exceed seven (7) years from the date of its execution.

Section 9. Quorum. The presence either in person or by proxy at a Members' meeting of members representing and entitled to cast not less than fifteen percent (15%) of the voting power of the Association residing in members other than the Declarant shall constitute a quorum for any action by the Members, unless a different requirement is imposed by these Bylaws, the Articles or the Declaration and a majority of those votes present either in person or by proxy at a meeting at which a quorum is present shall prevail at such meetings unless a different percentage is required by or permitted to be taken by these Bylaws, the Articles or the Declaration. Unless otherwise expressly authorized by these Bylaws or the Declaration, all action required or permitted to be taken by the Members may be taken

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y at a duly called and properly noticed annual or special meeting which a quorum is present. The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members so that less than a quorum is present if any action taken (other than adjournment) is approved by at least a majority of the Members required to constitute a quorum. If less than 33 1/3 of the total voting power of the Association is present, in person or by proxy, at any meeting, only those matters, the general nature of which was given in the notice of the meeting may be voted upon by the Members. If any meeting cannot be held because a quorum is not present, a majority of the Members present either in person or by proxy and entitled to vote, may adjourn the meeting to a time not less than five (5) days nor more than thirty (30) days from the time the original meeting was called at which meeting the quorum requirements shall be twenty-five percent (25%) of the Total Votes. If a time and place for the adjourned meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed in Section 5 of Article V hereof.

ARTICLE VI

DIRECTORS

Section 1. Number, Qualifications, Term of Office. The affairs of the Association shall be managed by a Board of five (5) Directors each of whom must be a Member of the Association or a representative of Declarant designated by Declarant. At the organization meeting, the Members shall elect five (5) Directors, three (3) of whom shall hold office for three (3) years; and two (2) of whom shall hold office for two (2) years. At each annual meeting of the Members thereafter, the Members shall elect a new Director to fill each vacancy created by the expiration of a prior Director's term of office. Such new Directors shall serve for a term of two (2) years or until the later election of their successors. From and after the first election of the Board by the Members at least twenty percent (20%) of the members of the Board shall be elected solely by the votes of the Members other than Declarant, which election of Directors shall be subject to the following special election procedures:

(a) Notice of the meeting at which Directors are to be elected shall set forth the number of Directors to be elected by Members other than Declarant and shall call for nominations. Any Member entitled to vote at the meeting pursuant to the provisions of these Bylaws shall be eligible as a candidate for the position of Director. Nominations shall be made as set forth in Section 2 of this Article VI.

(b) Members other than Declarant shall elect the r of Directors specified in the notice of the meeting pursuant to e special election procedures by secret ballot prior to the con-

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duct of the regular election of remaining Directors by all Members. The remaining Directors shall then be elected pursuant to the regular election procedures established in these Bylaws.

Prior to the organization meeting, and thereafter until their successors are elected, the incorporator of the Association or the first Directors appointed by the incorporator shall serve as Directors of the Association. The number of Directors may be increased or decreased from time to time (but in no event shall be less than three (3) by an amendment to these Bylaws by the Members as hereinafter provided in these Bylaws).

Section 2. Nominating Committee. The President of the Association shall appoint a committee to select qualified candidates for election to the Board at least ninety-five (95) days before the date of the election, and the Secretary shall forward to each member, with the notice of meeting required by Article V, Section 4, a list of candidates nominated, by office.

Members representing five percent (5%) of the membership may nominate candidates for directorships at any time before the fiftieth (50th) day preceding such election. On timely receipt of a petition signed by the required number of Members, the Secretary shall cause the names of those candidates named on it to be placed on the ballot along with those candidates named by the nominating committee. At the meeting to elect Directors, any Member or Subassociation Board present at the meeting, in person or by proxy, may place names in nomination.

Section 3. Removal. The entire Board or any individual Director may be removed from office, with or without cause, at any duly called, noticed and held annual or special meeting of the Members, at which a quorum is present, by a majority of the total votes present at such meeting either in person or by proxy, and entitled to vote, provided, however the unless the entire Board is removed from office by the vote of the Members of the Association, no individual Director shall be removed prior to the expiration of his term of office if the votes cast against removal or not consenting in writing to such removal would be sufficient to elect the Director if voted cumulatively at an election at which the same number of votes were cast and the entire number of Directors authorized at the time of the most recent election of the Director were then being elected.

A Director who has been elected to office solely by the votes of Members other than Declarant may be removed from office prior to the expiration of his term of office only by a vote of at least 50% simple majority of the voting power residing in Members other than Declarant.
owners (excluding Declarant)

In the event that any member of the Board shall be absent from four (4) consecutive regular meetings of the Board of Directors, the Board may, by action taken at the meeting during which said fourth absence occurs, declare the office of said absent Director to be vacant.

Section 4. Place of Meeting. All meetings of the Board all be held in the Project, if possible.

Section 5. Meetings of the Board. Immediately following the first annual meeting and each annual meeting of the Members, the Board shall hold a regular annual meeting at the same place for the purpose of organization, election of officers and the transaction of other business. In addition to the regular annual meetings of the Board described in the preceding sentence, the Board shall hold a regular meeting at the same place within six (6) calendar months following adjournment of any preceding regular annual meeting.

Section 6. Special Meetings. Meetings of the Board for any purpose or purposes may be called by written notice at any time by the President, or if he is absent or unable or refuses to act, by any Vice President or by any two (2) Directors.

Section 7. Notice of Meetings. Notice of the time and place of all meetings and in the case of special meetings of the nature of any special business to be considered shall be given to each Director. For all regular annual and regular meetings, written notice shall be given to Directors by first-class mail at least thirty (30) days prior to the scheduled time of such meeting. For special meetings notice shall be given to Directors at least fifteen (15) days prior to the meeting. Notice of the time and place of all meetings of the Board shall be posted at a prominent place or places within the non Areas. No notice need be given to any Director who has signed a waiver of notice or written consent to holding of this meeting.

Whenever any Director has been absent from any meeting of the Board and notice of such meeting has been duly given to such Director, an entry in the minutes to the effect that notice has been duly given shall be made.

Section 8. Quorum. A bare majority of the Board shall constitute a quorum thereof. Every Act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present, in person or by telephone, shall be regarded as an act of the Board.

Section 9. Quorum Requirement, Waiver of Notice. The transaction of any business at any meeting of the Board, however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum is present, unless a quorum is expressly not required pursuant to these Bylaws, and if, either before or after the meeting, each of the Directors not present signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made a part of the minutes of the meeting.

Section 10. Action without Meeting. Any action required or permitted to be taken by the Board by law, according to the Articles

of Incorporation or according to these Bylaws or the Declaration may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board, and shall have the same force and effect as an unanimous vote of such Directors.

Section 11. Committees. The Board shall have the power to appoint committees, each committee to consist of one or more Directors, and to delegate to such committees any of the powers and authority of the Board in the management of the business and affairs of the Association.

Section 12. Powers and Duties. Subject to the limitations of the Articles, these Bylaws, the Declaration and the provisions of the Non-Stock, Non-Profit Cooperative Corporation Law of the State of Nevada as to action required to be taken, authorized or approved by the Members of the Association, or a portion or percentage thereof, all Association powers and duties including those set forth in the Declaration shall be exercised by, or under the authority of the Board, and the business and affairs of the Association shall be controlled by the Board. The Board shall have the power to enter into agreements in the name and on behalf of the Association for the operation, repair, and maintenance of the Project, and the performance of certain services relative thereto. The Members of the Board shall be allowed reimbursement by the Association for transportation expenses incurred and a reasonable per diem for attendance at regular or special meetings of the Board of Directors.

Section 13. Open Meetings. The following provisions shall be operable with respect to open meetings:

(a) All meetings of the Board shall be open to all Members of the Association provided, however, that Members who are not on the Board may not participate in any deliberation or discussion unless expressly so authorized by the vote of a majority of a quorum of the Board. Any Member of the Board of Directors may request to be and shall be connected to a meeting by telephone conference call. If the number of Board Members requesting such connection make the telephone conference call impractical or impossible, a telephone conference meeting may not be held.

(b) The Board may, with the approval of a majority of a quorum of its members, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

Section 14. Vacancies. If the office of any Director becomes vacant by reason of death, resignation, removal, disqualification, or otherwise, the remaining Directors may by vote of a majority quorum choose a successor or successors who shall hold office for

the unexpired term. If the vacancy is of a Director who was elected by members other than the Declarant, the vacancy must be filled by a member who is not an agent or employee of Declarant. If there be less than a quorum of Directors, but at least two Directors at the time in office, the remaining Directors may by a majority vote choose a successor or successors who shall hold office for the unexpired term. Vacancies in the Board of Directors may be filled for the unexpired term by the members at a meeting called for that purpose, unless such vacancy shall have been filled by the Directors. Vacancies resulting from an increase in the number of Directors may be filled in the same manner.

ARTICLE VII

OFFICERS

Section 1. Enumeration of Officers. The officers of the Association shall be a President, Vice President, a Secretary, a Treasurer, a Resident Agent and such other officers as the Board may deem necessary. Any person may hold more than one (1) office. The President, Vice President and Secretary shall be members of the Board. The Treasurer may be, but need not be, a member of the Board. No officer need be a Member of the Association.

Section 2. Subordinate Officers. The Board may appoint, and may authorize the President or another officer to appoint, any other officers that the business of the Association may require, each of whom shall have the title, hold office for the period, have the authority, and perform the duties specified in these Bylaws or determined from time to time by the Board.

Section 3. Election. The initial officers shall be chosen by a majority vote of the Directors at the first meeting of the Board, and thereafter, officers shall be chosen, removed or replaced at any subsequent meeting of the Board by a majority vote of the total number of Directors on the Board.

Section 4. Term. All officers shall hold office at the pleasure of the Board.

Section 5. Resignation of Officers. Any officer may resign at any time by giving written notice to the Association. Any resignation shall be effective at the date of the receipt of that notice or at any later time specified in that notice; and, unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of the Association under any contract to which the officer is a party.

Section 6. President. The President shall be the chief executive officer of the Association and shall, subject to the control of the Board, have supervision, direction and control of the business and affairs of the Association. He shall preside at all meetings of the Members and at all meetings of the Board. He shall be ex-officio

ember of all standing committees, and shall have the general powers and duties of management usually vested in the office of President of a Nevada non-stock, non-profit cooperative corporation, and shall have such powers and duties as may be prescribed by the Board or by these Bylaws.

Section 7. Vice President. In the absence or disability of the President, the Vice President shall perform all the duties of the President, and when so acting shall have all powers of, and be subject to all the restrictions upon, the President. The Vice President shall have such other powers and perform such other duties as from time-to-time may be prescribed for him by the Board or by these Bylaws.

Section 8. Secretary. The Secretary shall keep or cause to be kept, a book of minutes at the principal office or such other place as the Board may order, of all meetings of Directors and Members, with the time and place of holding, whether regular or special, and if special how authorized, the notice thereof given, the names of those persons present at the Directors' meetings, the number of Members present or represented at Members' meetings and the proceedings thereof.

The Secretary shall give, or cause to be given, notice of all the meetings of the Members and of the Board required by the Bylaws or by law to be given, and shall have such other powers and perform such other duties as may be prescribed by the Board or the Bylaws.

The Secretary shall keep, or cause to be kept, at the principal office, as determined by resolution of the Board, a record of the Members, showing the names of all Members, their addresses, and the class of membership held by each.

Section 9. Treasurer. The Treasurer shall keep and maintain, or cause to be kept or maintained, adequate and correct accounts of the properties and business transactions of the Association, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital and surplus. The books of account shall at all times be open to inspection by any Director. The Treasurer shall deposit all monies and other valuables in the name and to the credit of the Association with such depositories as may be designated by the Board. He shall disburse the funds of the Association as may be ordered by the Board, shall render to the President and Directors, whenever they request it, an account of all of his transactions as Treasurer and of the financial condition of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Board or the Bylaws. The Board may delegate the performance of the foregoing duties, subject to the supervision by the Treasurer, to the Managing Agent retained by the Association.

Section 10. Resident Agent. The Resident Agent may be either an individual or corporation and shall be either a resident or an entity located in the State of Nevada. The Resident Agent shall

have those powers and duties which are set forth in the Nevada General Corporation Law.

Section 11. Vacancies. If the office of any officer becomes vacant by reason of death, resignation, removal disqualification, or otherwise, the Directors may by vote of a majority of a quorum choose a successor or successors who shall hold office for the unexpired term. If there be less than a quorum of the Directors, but at least two Directors at the time in office, the Directors may by a majority vote choose a successor or successors who shall hold office for the unexpired term.

ARTICLE VIII

INDEMNIFICATION OF DIRECTORS, OFFICERS, EMPLOYEES, AND OTHER AGENTS

Section 1. Definitions. For the purpose of this Article,

(a) "Agent" means any person who is or was a Director, officer, employee, or other agent of this Association, or is or was serving at the request of this Association as a Director, officer, employee, or Agent of another foreign or domestic corporation, partnership, joint venture, trust or other enterprise;

(b) "Proceeding" means any threatened, pending, or completed action or proceeding, whether civil, criminal, administrative or investigative, and

(c) "Expenses" includes, without limitation, all attorneys' fees, costs, and any other expenses incurred in the defense of any claims or proceedings against an agent by reason of his position or relationship as Agent and all attorneys' fees, costs, and other expenses incurred in establishing a right to indemnification under this Article.

Section 2. Successful Defense by Agent. To the extent that an Agent of this Association has been successful on the merits in the defense of any proceeding referred to in this Article, or in the defense of any claim, issue, or matter therein, the Agent shall be indemnified against expenses actually and reasonably incurred by the agent in connection with the claim. If an Agent either settles any such claim or sustains a judgment rendered against him, then the provisions of Sections 3 through 5 shall determine whether the Agent is entitled to indemnification.

Section 3. Actions Brought by Persons Other than Association. Subject to the required findings to be made pursuant to Section 5 below, this Association shall indemnify any person who was or is a party, or is threatened to be made a party, to any proceeding (other than an action brought by, or on behalf of, this Association) by reason of the fact that such person is or was an Agent of this Association, for all expenses, judgments, fines, settlements and other

unts actually and reasonably incurred in connection with the proceeding.

Section 4. Action Brought By Or On Behalf Of The Association.

(a) Claims settled out of court. If any agent settles or otherwise disposes of a threatened or pending action brought by or on behalf of this Association, with or without approval, the agent shall receive no indemnification for either amounts paid pursuant to the terms of the settlement or other disposition or for any expenses incurred in defending against the proceeding.

(b) Claims and suits awarded against agent. This Association shall indemnify any person or Subassociation Board who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit brought by or on behalf of this Association by reason of the fact that the person is or was an Agent of this Association, for all expenses actually or reasonably incurred in connection with the defense of that action, provided that both of the following are met:

(i) The determination of good faith conduct required by Section 5, below, must be made in the manner provided for in t Section; and

(ii) Upon application, the court in which the action was brought must determine that, in view of all of the circumstances of the case, the Agent should be entitled to indemnity for the expenses incurred. If the Agent is found to be so entitled, the court shall determine the appropriate amount of expenses to be reimbursed.

Section 5. Determination of Agent's Good Faith Conduct. The indemnification granted to an agent in Sections 3 and 4, above, is conditioned on the following:

(a) Required standard of conduct. The Agent seeking reimbursement must be found, in the manner provided below, to have acted in good faith, in a manner he believed to be in the best interest of this Association, and with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use in similar circumstances. The termination of any proceeding by judgment, order, settlement, conviction, or on a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or in a manner which he reasonably believed to be in the best interest of this Association or that he had reasonable cause to believe that his conduct was unlawful. In the case of a criminal proceeding, the person must have had no reasonable cause to believe that his conduct was unlawful.

(b) Manner of determination of good faith conduct. determination that the Agent did act in a manner complying with s aragraph (a) above shall be made by:

DVCA0751

(i) The Board by a majority vote of a quorum consting of Directors who are not parties to the proceeding; or

(ii) If such a quorum of disinterested Directors so orders, by independent legal counsel in a written opinion; or

(iii) If such a quorum of disinterested Directors cannot be obtained, by independent legal counsel in a written opinion; or

(iv) The affirmative vote or written ballot of a majority of the votes of the Members represented and voting at a duly held meeting with the persons to be indemnified not being entitled to vote thereon; or

(v) The court in which the proceeding is or was pending. Such determination may be made on application brought by this Association or the Agent or the attorney or other person rendering a defense to the Agent, whether or not the application by the Agent, attorney or other person is opposed by this Association.

Section 6. Limitations. No indemnification or advance shall be made under this Article, except as provided in Sections 2 or 5(b)(v), in any circumstance when it appears:

(a) That the indemnification or advance would be inconsistent with a provision of the Articles, a resolution of the Members, or an agreement in effect at the time of the accrual of the alleged cause of action asserted in the proceeding in which the expenses were incurred or other amounts were paid, which prohibits or otherwise limits indemnification; or

(b) That the indemnification would be inconsistent with any condition expressly imposed by a court in approving a settlement.

Section 7. Advance of Expenses. Expenses incurred in defending any proceeding may be advanced by this Association before the final disposition of the proceeding on receipt of an undertaking by or on behalf of the Agent to repay the amount of the advance unless it is determined ultimately that the agent is entitled to be indemnified as authorized in this Article VIII.

Section 8. Contractual Rights of Non-Directors and Non-Officers. Nothing contained in this Article shall affect any right to indemnification to which persons other than Directors and officers of this Association, or any subsidiary hereof, may be entitled by contract or otherwise.

Section 9. Insurance. The Board may adopt a resolution authorizing the purchase and maintenance of insurance on behalf of any Agent of the Association against any liability asserted against or incurred by the Agent in such capacity or arising out of the Agent's status as such, whether or not this Association would have the power to indemnify the Agent against the liability under the provisions of this Section.

ARTICLE IX

MISCELLANEOUS

Section 1. Contracts, Etc. How Executed. The Board, except as otherwise provided in these Bylaws, may authorize any officer or officers, Agent or Agents, to enter into any contract or execute any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances; and unless so authorized by the Board, no officer, Agent or employee shall have any power or authority to bind the Association by a contract or engagement or to pledge its credit or to render it liable for any purpose or to any amount.

Section 2. Inspection of Bylaws. The Association shall keep at its principal office, the original or a certified copy of the Articles and Bylaws as amended to date, which shall be open to inspection by the Members at all reasonable times during office hours.

Section 3. Fiscal Year. The fiscal year of the Association shall be that which is prescribed in the Declaration.

Section 4. Maintenance and Inspection of Other Corporate Records. The accounting books, records and minutes of proceedings of the Members and the Board of any committee(s) of the Board shall be kept at such place or places designated by the Board, or in the absence of such designation, at the principal office of the Association. The minutes shall be kept in written or typed form, and the accounting books and records shall be kept either in written or typed form or in any other form capable of being converted into written, typed or printed form. The minutes and accounting books and records shall be open to inspection by any Member in good standing upon at least five (5) days written demand. Such Member is entitled to inspect in person or by Agent or attorney, during normal business hours, the books of account and all financial records of the Association, to make extracts therefrom, and to conduct an audit of such records; provided, (i) all cost of making extracts of record or conducting an audit shall be borne by such Member, and (ii) the foregoing inspection and audit rights may be denied to any Member or Subassociation Board upon his refusal to furnish the Association an affidavit that such inspection, extracts or audit is not desired for any purposes not related to his Interest in the Association as a Member.

Notwithstanding any of the foregoing provisions, (a) the minutes, accounting books and records shall be open to inspection on the authenticated written demand of any Member together with the fee prescribed by the Board to defray reproduction costs, at any reasonable time during usual business hours, for a purpose reasonably related to the member's interest as a Member; (b) the inspection may be made in person or by an Agent or attorney, and shall include the right to copy and make extracts; (c) the Board shall establish reasonable rules with respect to (i) notice to be given to the custodian of the

ords by the Member desiring to make the inspection, (ii) hours and days of the week when such an inspection may be made, and (iii) payment of the cost of reproducing copies of documents requested by a Member; and (d) every Director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association and the physical properties owned or controlled by the Association, which right includes the right to make extracts and copies of documents. The Association may require that the Member agree in writing not to use, or allow the use of, information from the membership register for commercial or other purposes and for violation of such prohibition pay a penalty of five dollars ($5.00) per individual name and/or address improperly disclosed or utilized. Such membership list shall be available only for proxy purposes or other reasons related to the business of the Association.

Section 5. Report of Members. The Association shall provide to the Members the financial reports referred to in the Declaration.

ARTICLE X

EVIDENCE OF MEMBERSHIP, SEAL

Section 1. Evidence of Membership. The Board shall issue or cause the issuance of a certificate of membership in the Association to the Members in such form as the Board shall determine.

Section 2. Seal. The Association may have a seal in circular form having within its circumference the name of the Association, its date of incorporation and such other matters as may be determined by the Board.

ARTICLE XI

AMENDMENTS, CONFLICTS

Section 1. Amendments. These Bylaws may be amended from time to time in accordance with either of the following provisions:

(a) Any amendment hereto shall require at least the vote or written consent of both twenty-five percent (25%) of the total voting power of the Association and twenty-five percent (25%) of the voting power residing in Members other than Declarant, together with the approval of the Declarant.

(b) The percentage of the voting power of the Association and of Members other than Declarant required to amend any specific clause or provisions herein shall not be less than the percentage of affirmative votes or written consents prescribed for any action to be taken under that clause or provisions.

Section 2. Conflicts. In the event of any inconsistency between these Bylaws and the Articles, the Articles shall control, and

the event of any inconsistency between these Bylaws or the Articles and the Declaration, the Declaration shall control.

IN WITNESS WHEREOF, we, being all of the Members and Directors of the Dayton Valley Community Association, have hereunto set our hands this 22 day of January, 1990.

KENNETH D. STOKES

MYRNA LINER

BRUCE EDGAR

PETE HOWE

DAVE GUSTAFSON

This Is To Certify:

That I am the Secretary of the Dayton Valley Community Association, a Nevada non-stock, non-profit cooperative corporation, and that the above and foregoing Bylaws were adopted by the unanimous vote of the members and the Board of Directors at a special meeting held _____, 19____.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 1990.

Secretary

AMENDMENT TO BYLAWS OF

DAYTON VALLEY COMMUNITY ASSOCIATION

Article VI Section 1 of the Bylaws of Dayton Valley Community Association, a non-stock, non-profit cooperation corporation, is hereby amended to read as follows:

ARTICLE VI

DIRECTORS

Section 1. Number, Qualifications, Term of Office. The affairs of the Association shall be managed by a Board of seven (7) Directors, a majority of whom must be Unit Owners within the Association or representatives of the Declarant if the Association has not yet been turned over by the Declarant. At any organizational meeting, the Members shall elect seven (7) Directors, four (4) of whom shall hold office for two (2) years; three (3) of whom shall hold office for a single year, with the exception of Board members appointed by the Declarant and members of the Board who are filling out unexpired terms of less than 1 year. At each annual meeting of the Members thereafter, the Members shall elect a new Director to fill each vacancy created by the expiration of a prior Director's term of office. Such new Directors shall serve for a term of two (2) years or until the later election of their successors. From and after the first election of the Board by the Members at least twenty percent (20%) of the members of the Board shall be elected solely by the votes of the Members other than Declarant, which election of Directors shall be subject to the following special election procedures:

(a) Notice of the meeting at which Directors are to be elected shall set forth the number of Directors to be elected by Members other than Declarant and shall call for nominations. Any Members entitled to vote at the meeting pursuant to the provisions of these Bylaws shall be eligible as a candidate for the position of Director. Nominations shall be made as set forth in Section 2 of this Article, which such Section is not amended by this provision.

(b) Members other than Declarant shall elect the number of Directors specified in the notice of the meeting pursuant to these special election procedures by secret ballot prior to the conduct of the regular election of remaining Directors by all Members. The remaining Directors shall then be elected pursuant to the regular election procedures established in these Bylaws. Prior to the organizational meeting, and thereafter until their successors are elected, the incorporator of the Association or the First Directors appointed by the incorporator shall serve as Directors of the Association. The number of Directors may be increased or decreased from time to time (but in no event shall be less than five (5) by an amendment to these Bylaws by the Members as hereinafter provided in these Bylaws).

Duly adopted this 19 day of April, 2005.

DAYTON VALLEY COMMUNITY ASSOCIATION

A.P.N. # 29-153-06

R.P.T.T. $ 0
ESCROW NO. 04093784
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
JAMES H. KEPLER
681 ST. ANDREWS DRIVE
DAYTON, NEVADA 89403
WHEN RECORDED MAIL TO:
JAMES H. KEPLER
681 ST. ANDREWS DRIVE
DAYTON, NEVADA 89403

DOC # 357607
07/27/2005 04:29 PM
Official Record
Requested By
STEWART TITLE CARSON
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 2 Fee: $15.00
Recorded By: DLW RPTT:
0357607

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JULIE L. KEPLER, WIFE OF THE GRANTEE HEREIN**

in consideration of $10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JAMES H. KEPLER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **LYON** State of Nevada, bounded and described as :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **July 21, 2005**

Julie L. Kepler
JULIE L. KEPLER

PATRICIA J. TURNER
NOTARY PUBLIC
STATE OF NEVADA
My Appt. Exp. June 20, 2009
No.93-1333-16

STATE OF **Nevada** }
COUNTY OF **LYON** } ss.

This instrument was acknowledged before me on 7-25-05
by, **JULIE L. KEPLER**

Signature Patricia J. Turner
Notary Public **(One Inch Margin on all sides of Document for Recorder's Use Only)**

Unofficial Copy

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 04093784

The land referred to herein is situated in the State of Nevada, County of LYON unincorporated area described as follows:

LOT 18, AS SHOWN ON THE OFFICIAL PLAT OF DAYTON VALLEY COUNTRY CLUB UNIT 2G, FILED IN THE OFFICE OF THE RECORDER OF LYON COUNTY, STATE OF NEVADA, ON APRIL 20, 2004, AS FILE NO. 318692, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBONS AND MINERALS BELOW A DEPTH OF FIVE HUNDRED FEET WITHOUT THE RIGHT OF SURFACE ENTRY.

Unofficial Copy

DOC # DV-357607
07/27/2005 04:29 PM
Official Record

Requested By
STEWART TITLE CARSON

Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 1 Fee: $15.00
Recorded By: DLM RPTT:

FOR RE
Documen
Book:
Date of R
Notes:

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):
   a) 29-153-06
   b) _____
   c) _____
   d) _____

2. Type of Property:
   a) _____ Vacant Land b) XX Single Family Res.
   c) _____ Condo/Townhouse d) _____ 2-4 Plex
   e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
   g) _____ Agricultural h) _____ Mobile Home
   i) Other: _____

3. Total Value/Sales Price of Property $ _____

   Deed in Lieu of Foreclosure Only (Value of Property) $ _____

   Transfer Tax Value $ 0.00

   Real Property Transfer Tax Due: $ 0

4. If Exemption Claimed:

   a. Transfer Tax Exemption, per NRS 375.090, Section: #5

   b. Explain Reason for Exemption: Gift to Husband

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed**

Signature: _____ Capacity: GRANTOR

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: JULIE L. KEPLER
Address: 681 ST. ANDREWS DRIVE
City/State/Zip: DAYTON, NEVADA 89403

BUYER (GRANTEE) INFORMATION
(required)

Print Name: JAMES H. KEPLER
Address: 681 ST. ANDREWS DRIVE
City/State/Zip: DAYTON, NEVADA 89403

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF CARSON CITY Escrow No.: 04093784
Address: 5 Pinecone Road, Ste. 202
City/State/Zip: Dayton, Nevada 89403

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Official Copy

LKG LEACH | KERN | GRUCHOW ANDERSON | SONG

Gayle A. Kern, Esq. Reply to: Reno

October 20, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
1818. E. College Parkway, Suite 100
Carson City, NV 89706

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Staffen:

I write in follow-up to my letter of September 29, 2021. A copy is enclosed for your review. In order for the Board members to make an informed decision, it is imperative that the members receive the documents that evidence the personal profit or compensation the NRED alleges Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs. Due process mandates that action taken by NRED to deprive a unit's owner from serving as a member of the Board be supported by evidence.

If there is no evidence that supports the conclusion that Mr. Kepler receives personal profit or compensation, then the letter issued August 27, 2021 needs to be amended. We look forward to hearing from you as it is causing a great deal of turmoil in the Association.

Sincerely,

Gayle A. Kern, Esq./electronically signed

Enclosure
c: Client
Joel Locke, Esq.

Gayle A. Kern, Esq. Reply to: Reno

September 29, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association" or "DVCA") and has been retained by the Board of Directors ("Board") to respond to your letter of August 27, 2021 regarding Case No. 2021-696 and Case No. 2021-721 with the Nevada Real Estate Division ("Division").

We appreciate the additional communications we have had regarding the matter. As we discussed, there is no issue of annexation. The roads of DVCA, including Palmer Drive and the improvements on Palmer Drive are annexed. Rather, the issue is the failure of Lyon County to provide for a separate parcel or parcels for the various roads within the subdivision that are the responsibility of the Association, whether owned or by virtue of easements, as reflected in the governing documents. As I explained, the County is working with the Association to correct the problem with the correct identification of the roads. The problem is a result of the multiple declarants, developers and age of the Association. There is no dispute the roads are the responsibility of the Association and Lyon County recognizes this responsibility. In fact, a conference is currently being scheduled to address the situation among all of the department heads of the County on October 1.

Despite the fact that Tour Specs Golf Management, LLC, a Nevada Limited Liability Company, the current owner of the adjacent Dayton Valley Golf Course had nothing to do with the creation of the problem, has no legal responsibility for maintenance of any of the roads or portions of the roads within DVCA, the Division has determined that any "stakeholder" of Tour Specs Golf Management, LLC is prohibited from serving on the Board of the Association. There

is no legal term related to a limited liability company identifying anyone involved as a stakeholder. *See generally* Chapter 86 of the Nevada Revised Statutes. Therefore, it is unclear what a stakeholder is intended to reference. Regardless of this confusion, the Division has determined that any stakeholder would receive profit or compensation from the Association in violation of NRS 116.31034(10)(a)(2). When asked to explain what profit or compensation Mr. Kepler is alleged to be receiving from the Association, it was identified that: "It is the Division's position that as long as the Lyon County Assessor's office reports the property in question as owned by Tour Specs, individuals owning Tour Specs stand to gain personal profit or compensation as the Association is maintaining that portion of property." The portion of the property in question are the roads of the Association and the improvements thereon, property the Association has maintained since its inception and property for which the Association has provided for in the substantial Reserve Study. The maintenance has spanned decades and did not arise from any action by Tour Specs. More importantly, the roads are required to be maintained by the governing documents of DVCA.

Mr. Kepler's attorney, Joel Locke, and Mr. Kepler have confirmed that Mr. Kepler will not resign because he, as a unit owner, receives no profit or compensation. Further, we have been advised, as a candidate, Mr. Kepler received the most votes in the last election. He disclosed his ownership interest in the golf course. The Division's instruction that Mr. Kepler should resign or be prevented from serving as a member of the Board deprives Mr. Kepler of his right as a unit owner to serve and deprives the owners that cast a vote for him of their choice.

To be clear, NRS 116.31034(10)(a)(2) states as follows: "The ***person*** stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association. . . ." Mr. Kepler confirms he has not received any personal profit or compensation of any kind from the Association. Tour Specs Golf Management, LLC owns the real property upon which the golf course is situated. The manager of Tour Specs Golf Management, LLC as included in the records of the Nevada Secretary of State is Reliance Golf Management, LLC. Reliance Golf Management, LLC is a Nevada limited Liability Company. Mr. Locke advises that Reliance Golf Management, LLC owns Reliance Golf Management Dayton Valley Management, LLC and that it has a Consulting Agreement with Tour Specs Golf Management, LLC to run the golf course. I have been advised that none of these entities receive profit or compensation from the Association.

In the event that Mr. Kepler does not resign, the Division has stated the Board must take action to remove Mr. Kepler. However, the Board does not have authority to remove a lawfully elected Board member without specification of the alleged profit and compensation that the Association is alleged to be paying Mr. Kepler. Each unit owner is entitled to be a member of the Board. In order to prevent a person from serving on the Board, there would need to be specific documents supporting one of the three items of disqualification. As clarified by the Division, the only item of disqualification at issue is whether or not Mr. Kepler receives personal profit or compensation because the Association maintains all of the roads, including those within the properties owned by Tour Specs Golf Management, LLC. Mr. Kepler contends the maintenance of the roads do not constitute a personal profit or compensation to Mr. Kepler. The law recognizes that except in those three limited circumstances specified in NRS 116.3034(10), any unit owner

may be a candidate for election to the Board of a common interest community and may serve on the Board. Disqualification is a serious and exceptional issue that should not be treated lightly.

There is no dispute that since approximately 1990 to the present, the Association has maintained the common elements of the Association, which include the areas that the Association is required to maintain, even if not owned by the Association. The ownership of the roads is, quite simply, irrelevant. Therefore, it is difficult to understand the assertion that the Association's compliance with the required maintenance under the governing documents would constitute profit or compensation to an individual unit owner, in this case Mr. Kepler.

To be very clear, Paragraph 7.1(d) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club, recorded July 23, 2010 as Document No, 462667 (the "CC&Rs") states quite clearly that DVCA is responsible for maintaining all roadways within the Development, whether owned or not by the Association:

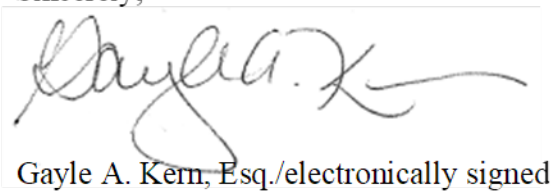
> (d) Roadways. The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the ***County or over which the Association and Owners have an access easement*** by reason of their deed or this Declaration.

I suggest that the Division should also review the many subdivision maps which were recorded effecting DVCA beginning in 1987 and continuing through 2006. I attach a worksheet summarizing the relevant provisions of the subdivision maps. It has been a complicated history and this was very time-consuming. After thoroughly reviewing all of the subdivision maps mentioned, there is no question the roads within the Association are intended to be private but subject to the granting of public road easements. The first developer of a subdivision Unit within DVCA, John Lawrence (Nevada), Inc., also developed Airpark Estates located adjacent to the southern boundary of DVCA in the late 1980s. Most probably the Lawrence entity granted the access easement across the private roads within early Units to Airpark Estates in the late 1980s or early 1990s. However, these records are not available without a formal title search because online records of the Lyon County Recorder are not available for documents recorded before 1993. *See* further discussion below. A member of my staff did an online search of recorded documents for Dayton Valley Country Club, Dayton Valley Community Association, and Dayton Valley Investors. There was one deed recorded by John Lawrence Nevada, Inc., to DVCA in 1995 covering lots A, B, C, D, and E of Dayton Valley County Club Unit 4. These are all common area lots, not roads. Although the roads are clearly identified on the recorded subdivision maps and the members of DVCA and the Association have easements across the roads, they were not conveyed to the Association.

Lyon County does not assign parcel numbers to roads. Recorded easement deeds over the roads within DVCA have contained both metes and bounds descriptions of the roadways. *See e.g.* Exhibit "A" to the 2010 Access and Utility Easement Deed attached hereto, as well as the summary descriptions of the roads contained on Exhibit "A" to the 2014 Grant of Access and Utility Easement Deed which is also attached.

The Board takes its responsibilities very seriously. However, if it were to take action without documentation of personal profit or compensation received by Mr. Kepler, it would be in violation of NRS 116.3103 and NRS 116.31036. Accordingly, in order to ensure that this is not done, please provide the documents that evidence the personal profit or compensation you allege Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq.

Unit Description	Map Info	Owner/Engineer	Status	Named Roads	Notes on Map
DVCC Unit 1	Doc. No. 126598; Recorded August 17, 1989	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Streets A, B, C, D; Lots 1-28, Common Area Lots A, B, C, and one Alandscape area@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2 Dec. Of Annex-Doc. 138134	Doc. No. 138166, recorded December 6, 1990	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Gleneagles Court, Andrews Drive, Lots 29 - 73	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2B Dec. Of Annex-Doc.161015; Lot 95- Doc 161198	Doc. No. 151220, recorded May 7, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Lots 92-95, 114-115 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2C Dec. Of Annex-Doc. 168210	Doc. No. 161360, recorded May 20, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, (Private) Cyress Ct. (Private) Riviera Ct.,(Private) Lots 86-91, 109-113 inclusive	AAll roads within this Unit are to be **private,** public utility, sanitary sewer, drainage and access easements per NRS 278-A@
DVCC Unit 2E Cannot find recorded Dec. Of Annex but referenced in 1st Amd. Rest. CC&Rs - Doc 285888	Doc. No 194108, recorded June 6, 1996	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Pebble Beach Ct., Doral Ct., Palmer Drive Lots 116-131 inclusive. No statements on Map re: roads being public or private. But later maps show streets as private.	

DVCC Unit 2F Dec. Of Annex- Doc 310036	Doc. No. 308216, recorded November 13, 2003	Dayton Valley Investors, LLC** Summit Engineering	** See detailed information at end of sheet	ASt. Andrews Dr. (Private) Kingsbarn Ct. (Private)@, Lots 1-12 Defined as Common Area in Dec. Of Annexation	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2G Dec. Of Annex- Doc 329909; also Doc. 367901	Doc. No. 318692, recorded April 20, 2004	Dayton Valley Investors, LLC	** See detailed information at end of sheet	St. Andrews Drive, Carnoustie Ct. (Private), Lots 13-35, inclusive Defined as Common Area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2H Dec. Of Annex- Doc 396147	Doc. No. 350061, Recorded May 5, 2005	Dayton Valley Investors, LLC Summit Engineering	Parcels A and B were Quitclaimed to DVCA on May 5, 2005 via Deed, Doc, 350061	Parcels A and B, Stonehaven Court (Private), Lots 36-78, inclusive Streets and A and B defined as common area in Dec of Annex.	AStonehaven Court- private access easement per Doc No. _____@. AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 3A Dec. Of Annex Doc. 168210	Doc. No. 162948, recorded July 16, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	La Costa Avenue, Royal Troon Drive, Sawgrass Lane, Sawgrass Ct., Lots 159-203 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A

DVCC Unit 3B Dec. Of Annex Doc 212411	Doc. No. 183173, recorded June 15, 1995	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	La Costa Cir., La Costa Ave., Lot A, Lots 98-127	AAll roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A.@ ALot A is public utility parking and landscaping easement and is to be maintained by the homeowners association.@
DVCC Unit 3C Dec. Of Annex Doc 287810	Doc. No. 303551, recorded Sept 4, 2003	Riverview Estates, LLC Summit Engineering	Permanently revoked. Former mangr, James F. Bawden, P.O. Box 121 Genoa NV 89411	La Costa Ave (Private), La Costa Cir. (Private) La Costa Ct. (Private), Lots 1-50, inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 4 Dec. Of Annex Doc. 161015	Doc. No. 156206, recorded Nov. 5, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Lots A, B, C, D, and E conveyed to DVCA by John Law. via Deed Doc. 181423	Palmer Drive, La Costa Ave, Sawgrass Lane, Royal Troon Drive, Lots 116 -158, ALots A, B, C, D, & E@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A. ALots A, B, C, D, & E are public utility, parking and landscaping easements and are to be maintained by the homeowners association.@
DVCC Unit 5A Dec. Of Annex Doc. 272538	Doc. No. 257889, recorded April 19, 2001	Dayton Valley Investors, LLC ** Summit Engineering	** See detailed information at end of sheet	Inverness Ct (Private) Cypress Pt. Dr (Private) Poppy Hills Ct. (Private), Lots 1-36	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. ..@

DVCC Unit 5B Dec. Of Annex Doc. 285538	Doc. No. 279806, recorded July 18, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Drive (Private) St. Andrews Dr. (Private) Preswick Ct. (Private) Muirfield Ct. (Private) Canterbury Ct. (Private) Lakeview Dr. (Private) Cypress Pt. Dr.(Private) Lots 37-83, inclusive Streets defined as c.a. in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5C Numerous Dec of Annex for individual lots- See file	Doc. No. 307894, recorded November 7, 2003	Dayton Valley Investors, LLC Summit Engeering	** See detailed information at end of sheet	Lahinch Ct. (Private) Grayhawk Dr. (Private) Portrush Ct. (Private) Turn berry Ct. (Private) Ballybunion Dr. (Private) Lots 84-126 inclusive.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5D Dec of Annex Doc. 334888	Doc. No. 332794, recorded October 7, 2004	Dayton Valley Investors, LLC. Summit Engineering	** See detailed information at end of sheet	St. George=s Ct. (Private) Grayhawk Dr.(Private), Lots 1-10 inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5E Dec. Of Annex Doc. 396146; Doc 398502- Lot 152	Doc. No. 379116, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	St. Andrews Dr. (Private) Stonehaven Ct. (Private), Lots 137-171	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.

					. .@
DVCC Unit 6A Dec. Of Annex 272539	Doc. No. 260514, recorded May 3, 2001	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	La Quinta Ct. (Private) Royal Troon Dr. (Private) Champions Dr. (Private) Torrey Pines Dr. (Private) Parcel A Common Area, Lots 101-144	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6B Dec. Of Annex Doc 285629	Doc. No. 282826, recorded Sept. 19, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Torrey Pines Dr. (Private) Royal Troon Dr. (Private) Lots 245-282, inclusive Streets defined as common area in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6C Dec. Of Annex Doc 305900	Doc. No. 302392, recorded Aug. 19, 2003	Lakemont Dayton Homes 7, LLC Summit Engineering	No such entity listed w NCSOS;	Royal Troon Dr. (Private) Dornoch Ct. (Private) Birkdale Ct. (Private) Defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 7A Dec. Of Annex Doc 329530	Doc. No. 318691, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Ballybunion Dr. (Private) Ballybunion Ct. (Private) Gullane Ct. (Private) Lots 1-30, inclusive Mis iden streets in DofA; intent to show as c.a.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

DVCC Unit 7B Dec of Annex Doc 336135	Doc. 332795, recorded October 7, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Dr. (Private) Grayhawk Ct. (Private) Lytham Ct. (Private) Lots 1-21 inclusive, Parcel A Common Area Parcel B Common Area	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.@
DVCC Unit 8A Dec. Of Annex 328586	Doc. No. 318690, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Lakeview Dr. (Private) St. Andrews Dr. (Private) Parcel A, Lots 1-46 inclusive Streets identified as c.a. in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 8C	Doc. No. 379117, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Moore Ave (Private) Parcel A (future development) Lot 331-339 inclusive	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

Parcel Map Seems to encompass all land within DVCC development	Parcel Map for COMLAW No.445 Limited, a United Kingdom Corporation, Doc. No. 232542, recorded April 19, 1999	COMLAW No.445 Limited, a United Kingdom Corporation/ Thiel Engineering Consultants		**Bayhill Circle (Private), various Afuture roads@ and future street** **ARoadways as shown upon this map will not be eligible for county maintenance until the roadways are improved at no cost to the county, to public maintenance road standards approved by the county commissioners, and in affect at such time that the roadways are considered for acceptance into the county=s road system.@**	**The City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads to the lands so divided, and that any public utility may similarly free of obligation.@**
Amendment to Parcel Map 232542	Certificate of Amendment recorded July 1, 1999 as Doc. 235947				We have saved copy of Certificate of Amendment in e-files for Dayton Valley.
Record of Survey in Support of Boundary Line Adj.	Doc. 305473 recorded Oct. 02, 2003	Dayton Valley Investors, LLC and DBBR, LLC	** See detailed information at end of sheet	Being a reconfig. Of Parcels within the NE 1/4 of Sec 24, and NE 2 of Sec. 19 and SW 1/4 of Sec. 18, T16N, R22E, MDM	
Subdivision Map for The Gallery-Phase 1	Doc. 318704 recorded 4.20.04 Being a subdivision of	DBBR, LLC	Dissolved Dave Bartosz 3 Canyon Dr.	Cruden Bay Dr. And Rivera Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses with the exception of Lakes Blvd

Dec. Of Annex Doc 305479	lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 and the SW 1/4 of Sec 18, T16N, R22E, MDM		CC, NV 89703; Barbara Rainey 1987 N. Carson St. #75 CC, NV 89701		which is offered for dedication.
Subdivision Map for The Gallery Phase 2 Dec. Of Annex Doc 305479	Doc. 379115, recorded 4.6.06 Being a subdivision of lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 T16N, R22E, MDM	DBBR, LLC		Cruden Bay and Wentworth Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses

Dec. Of Annex for The Gallery	Doc. 305479 recorded Oct. 2, 2003.	DBBR, LLC		Parcel 2A as shown upon Boundary Line Adjustment Map filed April 25, 1991 as Document 141060 excepting therefrom DVCC Units 2B and 2C; Parcel 2B as shown on BLAM filed April 25, 1991 as Document No 141060	

Info on Dayton Valley Investors, LLC
Registered Agent: Silverado Homes NV, Inc., 5525 Kietzke Ln., Ste. 102, Reno NV 89511; Person w authority to act: Thomas Evance

DAYTON VALLEY INVESTORS, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: Lakemont Homes Nevada, Inc., a Nevada corporation
Its Managing Member

By: _____
Greg Peitzmeier
Its Nevada Division President

LAKEMONT DAYTON HOMES 7, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: _____
Greg Peitzmeier
Its Nevada Division President

Point Legado Phase 1 Not a part of DVCA	Doc. No. 379118, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering		(Located on north side of Dayton Valley Road) Catlin Street (Private) McMarlin (Private) Blackburn Way (Private) Calver Street (Private) Bailey Street (Private) McLaughlin Lane (Private) Haskill Street (Private) Lamarri Lane (dedicated to Lyon County) Common Area Parcels through C through J	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@ AA blanket private access easement is hereby granted over Parcel C, Parcel D, Parcel I and Parcel J shown hereon.@ APed. Access easement is granted over all private streets and Parcels C thru Parcel J shown hereon.@

Gayle A. Kern, Esq. Reply to: Reno

October 25, 2021

Via email to mbriggs@ag.nv.gov and first class mail

Michelle D. Briggs, Esq.
Office of the Attorney General
555 E. Washington Ave., Suite 3900
Las Vegas, NV 89101

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Briggs:

I write regarding a Letter of Instruction received from the Nevada Real Estate Division. I enclose the Letter of Instruction, the original letters received and our numerous responses. As you will note, without conducting a hearing or providing any evidence, the Nevada Real Estate Division is ordering the members of the Board remove a duly elected unit's owner, James Kepler. I write to you as my communications with the Nevada Real Estate Division have not resulted in any meaningful dialogue or discussion regarding the extraordinary directive.

Due Process

We have received nothing to support the allegations contained in the letter demanding that Board members take action to remove a duly elected member of the Board, James Kepler. Pursuant to NRS 116.745 *et seq.* the Nevada Real Estate Division ("NRED") does not have the jurisdiction to order such an action. In addition, the NRED must provide specific and detailed information regarding an alleged personal profit or compensation to Mr. Kepler so that the Board may take appropriate action. At this time, there is no information in the records of the Association indicating any personal profit or compensation to Mr. Kepler, personally, because the Association is maintaining the private roads within the community. A portion of the road system is included in the parcels owned by a limited liability company ("LLC"). Lyon County does not create separate parcels for roads, so all of the roads are included in other parcels. Each Board member, in compliance with his or her fiduciary duty, must take action on an informed basis. Therefore, without information of ***personal*** profit or compensation to Mr. Kepler, who is but one member of

the LLC, taking action to remove him from the Board would result in each Board member's violation of NRS 116.3103.

We have previously requested on numerous occasions for the NRED to provide a detailed analysis of the alleged violation(s) of Chapter 116 together with the facts supporting such alleged violation(s). Unfortunately, the only information provided is a reference to a need for annexation (which is legally not accurate) and the unsupported assertion that the maintenance of the private roads constitutes a personal profit by or compensation to Mr. Kepler. In essence, the Division is taking the position that the compliance with the County's requirement that the private roads be maintained by the Association and the Association's compliance with the requirements of the governing documents constitute a personal profit or compensation to Mr. Kepler.

This maintenance has continued for 20-30 years and is in accordance with the specific obligation of the CC&Rs that, whether arising by easement or ownership, the Association is required to maintain the private roads. We have requested that the NRED identify with particularly how fulfilling the duty under the CC&Rs would constitute a personal profit or compensation to Mr. Kepler. In addition, if the NRED contends this maintenance results in a personal profit or compensation, it would follow that if the Association were to abandon its obligations and refuse to maintain the private roads, the personal profit or compensation would cease. If this is the case, then the Division would be putting the Board in the untenable position of deciding whether the Association should ignore its repair and maintenance obligations of the private roads in violation of its governing documents or remove a Board member without evidence of personal profit or compensation.

In addition, we have not been provided with a copy of the Intervention Affidavit for our review. I understand the Division's reliance on NRS 116.757. However, it is our contention that this statute is unconstitutional and deprives the Association and its Board of due process. I would note that when an Association is conducting a violation hearing, it must provide all underlying documentation. *See* NRS 116.31031. If due process is afforded to a homeowner for a violation, it is unconstitutional for the State to launch an investigation, demand removal of a duly elected member of the Board and not be required to conduct a hearing, not be required to provide evidence of the alleged violation, and not be required to provide a copy of the intervention affidavit. The Association reserves all rights to challenge this investigation, seek its dismissal, and assert damages against the NRED for the prosecution of this action without affording due process to the Board members who are ordered to remove another director without any evidence of personal profit or compensation.

Additionally, as you know, in order for a person to exercise his or her rights to file an affidavit, the aggrieved person must provide the respondent by certified mail, return receipt requested, with written notice of the alleged violation set forth in the affidavit. *See* NRS 116.760(2). The notice must be mailed to the respondent's last known address and specify in reasonable detail, the alleged violation, any actual damages incurred by the aggrieved person as a

result of the alleged violation, and any corrective action proposed by the aggrieved person. *Id*. If the Division has a copy of a notice that has been alleged to have been sent to the Board as required by NRS 116.760, please provide a copy immediately in order to provide my client due process. If the Division does not have a copy, then the instruction letter must be withdrawn.

My client should also be provided copies of all documents in the file maintained by the Division including, but not limited to, any letters that were sent prior to filing for this intervention and any and all evidence of any personal profit and/or compensation that the Association allegedly pays to Mr. Kepler. Refusal to provide this documentation constitutes further denial of my client's due process rights, not to mention Mr. Kepler's whom the Division is seeking to have removed from his duly elected position on the Board. The adjacent golf course has been in existence since the community was developed. The original CC&Rs included reference to the private gates that would be maintained by the Association and required the Association to maintain and repair the roads and roadways. There have been many owners of the golf course during the past 30 years of this Association, and there has never been any assertion that any entity other than the Association must comply with the requirements of the CC&Rs which impose the maintenance obligation of the roads on the Association.

With respect to the records that the Division allegedly has to support a conclusion that Mr. Kepler has received a personal profit or compensation, the Association has received none of them. It is suspected none exist, but if there is something that indicates that Mr. Kepler receives some personal profit or compensation as a result of the continued maintenance of the roads, then the Association is entitled to those documents. While records may be confidential from the general public, they are not confidential from the party or parties who are the target of the investigation. The members of the Board must be allowed to review all relevant documents for the specific allegations that there has been personal profit or compensation paid to Mr. Kepler in order to meet their respective duties.

Jurisdiction

The Nevada Real Estate Division lacks jurisdiction to require the Board members make a finding that the maintenance and repairs of the private roads constitutes personal profit and compensation to Mr. Kepler. This allegation arises from and is based upon the application and interpretation of the governing documents of the Association. The jurisdiction of the Division to adjudicate claims made in intervention affidavits, however, is strictly limited to alleged violations of NRS Chapter 116, as a matter of law, and per an official directive from the State of Nevada Attorney General's Office made pursuant to NRS 116.620(3). *See* NRS 116.745; NRS 116.750. The Division is not granted jurisdictional authority by Nevada law to adjudicate disputes involving the governing documents of common-interest community associations.

Furthermore, the Division is specifically prohibited by Nevada law from interfering in any internal activities of an association except to the extent necessary to prevent or remedy a "violation" as defined in NRS 116.745. *See* NRS 116.755(3). The demand that the Board vote to remove a Board member without any hearing or finding that Mr. Kepler derives some personal profit or compensation from the Association's maintenance of the private roads as mandated by Lyon County and required by the CC&Rs is forcing the Board to violate its obligations under NRS 116.3103. By continuing its demand that a duly elected Board member be removed unilaterally by the remainder of the Board members, the Division is interfering in the internal affairs of the Association and attempting to investigate a governing document dispute over which it has no jurisdiction.

NRS Chapter 38 and the Business Judgment Rule

A civil action for damages or other appropriate relief for a failure or refusal to comply with any provision of Chapter 116 or the governing documents of an association may be brought by a homeowner against an association subject to the provisions of NRS 38.310. *See* NRS 116.4117. As amended in 2013, NRS 38.310(1) states that no civil action based upon a claim relating to the interpretation, application or enforcement of any covenants, conditions or restrictions applicable to residential property may be commenced until the matter has first been submitted to mediation or, if the parties agree, has been referred to a program pursuant to the provisions of NRS 38.300 to 38.360, inclusive. Pursuant to NRS 38.310(2), and the Nevada Supreme Court's ruling in *Hamm, et al v. Arrowcreek Homeowners Association*, 124 Nev. 290, 183 P.3d 895 (2008), a district court is required to dismiss an action that does not comply with the requirements of NRS 38.310(1).

In order for there to be a violation of Chapter 116 as to the business of the Association, it must first be concluded that the Board did not perform its duties as set forth in NRS 116.3103(1). This provision is the fiduciary duty adopted by the Nevada legislature and reads, as follows: "Except as otherwise provided in the declaration, the bylaws, this section or other provisions of this chapter, the executive board may act in all instances on behalf of the association. In the performance of their duties, the officers and members of the executive board are fiduciaries. The members of the executive board are required to exercise the ordinary and reasonable care of directors of a corporation, subject to the business-judgment rule."

Under the business judgment rule, the directors of corporations have discretion to act on behalf of the corporation and will not be liable for honest mistakes errors or mistakes of judgment, as long as they acted in good faith. *Schwarzmann v. Ass'n of Apartment Owners of Bridgehaven*, 655 P.2d 1177, 1180 (Wash. Ct. App. 1982) (*citing Nursing Home Bldg. Corp. v. DeHart*, 535 P.2d 137 (1975)). In *Schwarzmann*, the Schwarzmanns filed suit against the board of directors of the Association of Apartment Owners of Bridgehaven (the "Bridgehaven Board"), alleging that it had breached its fiduciary duties by failing to repair damage to the Schwarzmanns' ceiling and furniture caused by water leaks. 655 P.2d at 1178. When the Bridgehaven Board first learned of the damage, it conducted several inspections to determine whether the water intrusion had been

caused by areas over which the Bridgehaven Association had the duty to maintain and repair. *Id*. at 1178-79. The Bridgehaven Board ultimately decided that it was not responsible for the damages sustained by the Schwarzmanns and the trial court ruled in its favor. *Id*. at 1179.

On appeal, the court stated that the actions of the Bridgehaven Board were subject to the business judgment rule and that courts will not second-guess the actions of directors absent a showing of fraud, dishonesty, or incompetence. *Id*. at 1181. The court concluded that there was no evidence of bad faith or improper motive and, thus, the Bridgehaven Board did not breach its fiduciary duty to the Schwarzmanns by refusing to repair the damage to their unit. *Id*.

In *Papalexiou v. Tower West Condo*., 401 A.2d 280, 286 (N.J. Super.1979), the New Jersey court stated that the board of directors is not expected to be incapable of error, but rather must act reasonably and in good faith in carrying out its duties. Similarly, in *Levandusky v. One Fifth Ave. Apartment Corp*., 553 N.E.2d 1317, 1321 (N.Y. 1990), the court held that the business judgment rule prohibits judicial inquiry into the actions of corporate directors when such actions were taken in good faith and in the exercise of honest judgment.

The business judgment rule bars a finding of liability on the part of a director when the director acted in good faith which he or she believes, based on a reasonable investigation, to be in the best interests of the corporation. *Finley v. Superior Court of Orange County*, 80 Cal.App.4th 1152, 96 Cal.Rptr.2d. 128 (2000); *Barnes v. State Farm Mut. Auto. Ins. Co*., 16 Cal.App.3d 1250, 1263, 256 Cal.Rptr. 702 (1989).

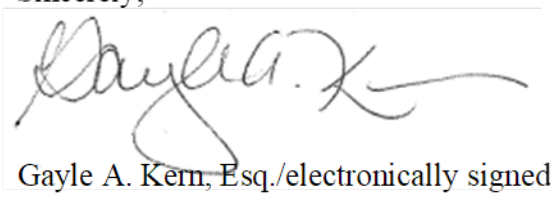
Thus, it is clear that the business judgment rule is not an affirmative obligation imposed on a board of directors, but is a defense to the attempt at second-guessing action taken by the board, which NRED is trying to do here.

In short, there is a specific process for taking action when there is an allegation of a Board violation of NRS 116, and that process contemplates application of the business judgment rule as set forth in NRS 116.3103(1) and supporting caselaw. The Division is not following that process. Instead of following this process and providing a hearing to Mr. Kepler and the documentation which allegedly supports NRED's position, the NRED is putting the Board in the position of making a decision without the ability to be fully informed as required by NRS 116.3103.

If compliance with its obligations under the CC&Rs to maintain the roads, whether owned or by easement, together with the County mandate that the Association maintain the roads confers a personal profit or compensation to an individual unit owner, then NRED is taking the position that the Association has discretion in whether to maintain the roads. This is, of course, not true. The Association may not cease its maintenance and repairs of the private roads. Therefore, to determine that Association compliance with its obligation of repair and maintenance constitutes a personal profit or compensation to Mr. Kepler is without legal or factual support and contrary to Lyon County and the governing document requirements.

I look forward to hearing from you. If you would like to discuss this matter in greater detail, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq. via email
Christy M. Staffen via email

STEVE SISOLAK
Governor

TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Ombudsman

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
CICOmbudsman@red.nv.gov
http://www.red.nv.gov

August 9, 2021

Dayton Valley Community Association
Dennis Drury
C/O CAMCO
Attn: Julie Thompson
Po Box 400518
Las Vegas, Nv 89140

Via U.S. Certified Return Receipt Mail # 7018 1130 0001 6026 8475

Case No: 2021-696

Dear Mr. Drury:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has received a complaint against the executive board of the **Dayton Valley Community Association**, and the Division has opened an investigation to determine if there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. The actual complaint is confidential in accordance with NRS 116.757.

Please provide a written response to the following allegations:

Allegation 1: It is alleged that you *"NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure statements. Allowing Board member to motion for vote on matter that board member was as matter of scrutiny of."*

It is alleged that your actions are a violation of **NRS 116.3103 and NRS 116.31034(9)(a) and (13)**.

Allegation 2: It is alleged that you *"NRS 116.31034(9)(a)(b) Failed to review candidates disclosure documents for compliance."*

It is alleged that your actions are a violation of **NRS 116.31034(9)(a)(b)**.

Allegation 3: It is alleged that you *"NRS 116.31034(13)(a)(b) DVCA Board failed to review candidates disclosure statements included in an election package at the 6/9/2021 board meeting."*

It is alleged that your actions are a violation of **NRS 116. 31034(13)(a)(b)**.

Please provide a written response to these allegations, along with evidence and/or information and/or witness contact information (If any), to corroborate your response to the allegations.

Please provide all documents or other evidence to support your written response.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **10 business days from the date of this letter.**

Please be advised that pursuant to NAC 116.405(5), the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. NAC 116.405(5) states in part:

In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:

(a) Failing to comply with a request by the Division to provide information or documents;

(b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or

(c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at csmstaffen@red.nv.gov.

Sincerely,

Christy Staffen

_____

Compliance Audit Investigator II

cc:

President

Dennis Drury

662 St Andrews Dr

Dayton, Nv 89403

Vice President
Sandy Mass
285 La Costa Ave
Dayton, Nv 89403

Secretary
Paula Darragh
211 Portruch Ct.
Dayton, Nv 89403

Treasurer
Doug Kreie
144 Sawgrass Ln.
Dayton, Nv 89403

Board Director
Amy Puzzo
908 Lakeview Dr.
Dayton, Nv 89403

Board Director – Complainant
Joseph Hughes
905 Lakeview Dr.
Dayton Valley, Nv 89403

STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
CICOmbudsman@red.nv.gov
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TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Ombudsman

August 9, 2021

Dayton Valley Community Association
Dennis Drury
C/O CAMCO
Attn: Julie Thompson
Po Box 400518
Las Vegas, Nv 89140

Via U.S. Certified Return Receipt Mail # 7018 1130 0001 6026 8482

Case No: 2021-761

Dear Mr. Drury:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has received a complaint against the executive board of the **Dayton Valley Community Association**, and the Division has opened an investigation to determine if there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. The actual complaint is confidential in accordance with NRS 116.757.

Please provide a written response to the following allegations:

Allegation 1: It is alleged that you *"NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure statements. Allowing Board member to motion for vote and vote on matter that board member was directly the subject matter of review of their own omissions.*

It is alleged that your actions are a violation of **NRS 116.3103 and NRS 116.31034(9)(a) and (10)**.

Allegation 2: It is alleged that you *"NRS 116.31034(9)(a)(9) each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must: (a) Make a good*

faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board.

It is alleged that your actions are a violation of **NRS 116.31034(9)(a)**.

Allegation 3: It is alleged that you *"NRS 116.31034(10)(a)(2)(10) Except as otherwise provided in subsections 11 and 12, unless a person is appointed by the declarant (a) A person may not be a candidate for or member of the executive board or an officer of the association if: 2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association."*

It is alleged that your actions are a violation of **NRS 116. 31034(10)(a)(2)**.

Please provide a written response to these allegations, along with evidence and/or information and/or witness contact information (If any), to corroborate your response to the allegations.

Please provide all documents or other evidence to support your written response.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **10 business days from the date of this letter.**

Please be advised that pursuant to NAC 116.405(5), the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. NAC 116.405(5) states in part:

In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:

(a) Failing to comply with a request by the Division to provide information or documents;

(b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or

(c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at cmstaffen@red.nv.gov.

Sincerely,

Christy Staffen

_____

Compliance Audit Investigator II

Cc:

Sandy Mass
285 La Costa Ave
Dayton, Nv 89403

Paula Darragh
211 Portruch Ct.
Dayton, Nv 89403

Doug Kreie
144 Sawgrass Ln.
Dayton, Nv 89403

Amy Puzzo
908 Lakeview Dr.
Dayton, Nv 89403

Joseph Hughes
905 Lakeview Dr.
Dayton Valley, Nv 89403

Gayle A. Kern, Esq. Reply to: Reno

August 20, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-696

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association") and has been retained by the Board of Directors ("Board") to respond to your letter of August 9, 2021 to the Board President, Dennis Drury, regarding Case No. 2021-696 with the Nevada Real Estate Division ("Division"). As we discussed on the phone, the enclosed comprehensive response regarding this claim was sent to Ms. Michael on July 27, 2021. I have not provided the documents again as I understand they are in the Division's files. If you need me to send them again, please do not hesitate to contact me.

However, in the interest of expediting the closure of this matter, I repeat the Division's allegations in the August 9, 2021 letter and respond below. In addition, we are confused as to why the matter did not conclude after the correspondence with Ms. Michael. If you could explain why the Division is continuing the investigation, we would appreciate it. These investigations are very expensive and time-consuming for an Association and when there is no evidence to support the allegations by the owners, it would seem appropriate the Division would take no further action. If after review of the July 27, 2021 letter, there had been any concerns, we most certainly would like to address such concerns. However, as the allegations do not add any concerns, we are unsure if there is additional information you require.

Allegations and Response:

1. It is alleged that you "NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure

statements. Allowing Board member to motion for vote on matter that board member was as matter of scrutiny of [sic].” It is alleged that your actions are a violation of NRS 116.3103 AND NRS 116.31034(9)(a) and (13).

2. It is alleged that you “NRS 116.31034(9)(a)(b) and (13) Failed to review candidate disclosure documents for compliance. It is alleged that your actions are a violation of NRS 116.31034(9)(a)(b).

3. It is alleged that you “NRS 116.31034(13)(a)(b) DVCA Board failed to review candidate disclosure statements included in an election package at the 6/9/2021 board meeting.” It is alleged that your actions are a violation of NRS 116.31034(13)(a)(b).

The alleged violations are of NRS 116.3103, NRS 116.31034(9)(a)(b), and NRS 116.31034(13). These provisions are set forth below.

> **NRS 116.3103 Power of executive board to act on behalf of association; members and officers are fiduciaries; duty of care; application of business-judgment rule and conflict of interest rules; limitations on power.**
>
> 1. Except as otherwise provided in the declaration, the bylaws, this section or other provisions of this chapter, the executive board acts on behalf of the association. In the performance of their duties, the officers and members of the executive board are fiduciaries and shall act on an informed basis, in good faith and in the honest belief that their actions are in the best interest of the association. Officers and members of the executive board:
>
> (a) Are required to exercise the ordinary and reasonable care of officers and directors of a nonprofit corporation, subject to the business-judgment rule; and
>
> (b) Are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation organized under the law of this State.
>
> 2. The executive board may not act to:
>
> (a) Amend the declaration.
>
> (b) Terminate the common-interest community.
>
> (c) Elect members of the executive board, but notwithstanding any provision of the governing documents to the contrary, the executive board may fill vacancies in its membership for the unexpired portion of any term or until the next regularly scheduled election of executive board members, whichever is earlier. Any executive board member elected to a previously vacant position which was temporarily filled by board appointment may only be elected to fulfill the remainder of the unexpired portion of the term.

(d) Determine the qualifications, powers, duties or terms of office of members of the executive board.

3. The executive board shall adopt budgets as provided in NRS 116.31151.

NRS 116.31034 Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.

. . .

9. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must:

(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

(b) The nominated candidates shall be deemed to be duly elected to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15.

. . .

13. If a person is not eligible to be a candidate for or member of the executive board or an officer of the association pursuant to any provision of this chapter, the association:

(a) Must not place his or her name on the ballot; and

(b) Must prohibit such a person from serving as a member of the executive board or an officer of the association.

Allegation 1 is nonsensical and incomprehensible. To the extent that it raises an issue, it is the same as Allegations 2 and 3. All of the allegations relate to the alleged failure of the Board to review the candidate disclosure statements. Not a single fact is provided that would support any such allegation. The goal of Mr. Hughes was to convince the Board that many of the candidates, all of whom were not aligned with him, would be removed from the ballot and not allowed to be candidates for the Board. It was a transparent attempt by Mr. Hughes to avoid having to compete with other candidates and reduce the number of candidates to increase his chances of election. This complaint is frivolous.

To the contrary of the allegations, all Board members had a copy of and were able to review the proposed election packet that included all of the candidate disclosure statements. Mr. Hughes is just angry that the other members on the Board did not want to interfere with the rights of any owner to be a candidate when there was absolutely no facts or evidence that any of the candidates (1) resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association or (2) stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association or (3) the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association. Candidate disclosures are governed by NRS 116.31034. As noted by the NRED, there is no required form that is used, but there are guidelines that have been provided by the NRED over the years.

NRS 116. 31034 (9) identifies disclosures that must be made by a candidate for the Board. This provision states in pertinent part:

> "Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must: (a) Make a good faith effort ***to disclose*** any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board." **[Emphasis Added]**.

The disclosure of a potential conflict one way or the other is not included as one of the identified grounds to prevent a member of an association be a candidate for the Board. It is up to the membership to decide whether or not to elect a candidate, taking into account the information provided by that candidate.

Absent evidence of one of the three issues identified in NRS 116.31034(10), a candidate must not be removed from a ballot as Joseph Hughes urged. The Association has absolutely no authority to refuse to include a name on the ballot, and every member has the right to be a candidate for the Board, *unless* that member is disqualified by one of the specifically enumerated disqualifying items identified in NRS 116.31034(10)(a). It is a dangerous position to encourage or allow a Board to leave off candidates. In this case, the former Board member who filed this complaint, Joseph Hughes, wanted all those candidates he did not support to be removed from the ballot for a myriad of reasons, none of which rose to the level of the limited grounds for depriving an owner the right to be a candidate for the Board. When the majority of the Board disagreed with him, he alleged, without any facts, that they were not looking at the disclosures. To the contrary, all of the disclosures had been provided to all of the members of the Board and he was just angry that he was going to face 15 other candidates and be one of 16 candidates for 7 positions.

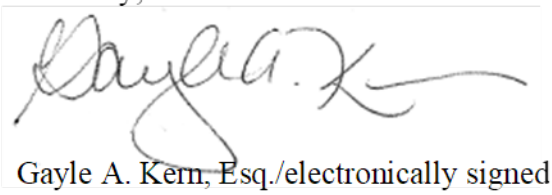
Mr. Hughes was advised during the meeting where the Board specifically reviewed the packet and the majority approved the packet with all of the candidates on the ballot of the limited reasons a candidate could be removed from the ballot. The bases for disqualification, in which a person may not be a candidate for or member of the executive board or an officer of the association under NRS 116.31034(10)(a), are limited to three distinct items and are set forth below:

> (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
>
> (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or
>
> (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.

None of the claims made by Mr. Hughes against his competitors are included in these enumerated disqualifying items, and an unsupported belief that a conflict of interest may exist is not a disqualifying item as identified in NRS 116.31034(10)(a). The Board reviewed all candidate disclosure statements and found that the challenges from Mr. Hughes without merit and, more importantly, did not involve any of the disqualifying matters identified in NRS 116.3034(10). The law recognizes that except in those three limited circumstances specified in NRS 116.3034(10), any unit owner may be a candidate for election to the Board of a common interest community. Disqualification is a serious and exceptional issue that should not be treated lightly. The unsupported allegations of some vague and unsubstantiated claim of personal profit or compensation when there is no evidence of any compensation of any kind by the Association to any of the candidates in all the years of its existence should not form the basis of a disqualification of any of the 16 candidates that ran for the Board in the last election.

We look forward to your continuing professional courtesies. If there is anything you would like to discuss, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

c: Client

Gayle A. Kern, Esq. Reply to: Reno

August 20, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-761

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association") and has been retained by the Board of Directors ("Board") to respond to your letter of August 9, 2021 to the Board President, Dennis Drury, regarding Case No. 2021-761 with the Nevada Real Estate Division ("Division"). Although I was not aware of a third complaint being filed, my previous comprehensive response regarding Case No. 2021-696 is nearly identical to this claim and is enclosed for your review. In addition, I reference the letter to you regarding Case No. 2021-696 as well. I have not provided the documents again as I understand they are in the Division's files. If you need me to send them again, please do not hesitate to contact me.

However, in the interest of expediting the closure of this matter, I repeat the Division's allegations in the August 9, 2021 letter and respond below. In addition, we are confused as to why the matter did not conclude after the correspondence with Ms. Michael. If you could explain why the Division is continuing the investigation, we would appreciate it. These investigations are very expensive and time-consuming for an Association and when there is no evidence to support the allegations by the owners, it would seem appropriate the Division would take no further action. If after review of the July 27, 2021 letter, there had been any concerns, we most certainly would like to address such concerns. However, as the allegations do not add any concerns, we are unsure if there is additional information you require.

Allegations and Response:

1. It is alleged that you "NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure statements. Allowing Board member to motion for vote on matter that board member was

directly the subject matter of review of their own omissions." It is alleged that your actions are a violation of NRS 116.3103 AND NRS 116.31034(9)(a) and (10).

2. It is alleged that you "NRS 116.31034(9)(a)(9) each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must: (a) Make a good faith effort to disclose any financial, buisness, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board." It is alleged that your actions are a violation of NRS 116.31034(9)(a).

3. It is alleged that you "NRS 116.31034(10)(a)(2)(10) Except as otherwise provided in Subsections 11 and 12, unless a person is appointed by the declarant (a) A person may not be a candidate for or member of the executive board or an officer of the association if: 2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association." It is alleged that your actions are a violation of NRS 116.31034(10)(a)(2).

The alleged violations are of NRS 116.3103 and NRS 116.31034(9)(a) and (10). Also referenced are NRS 116.31034(9)(a)(9) and NRS 116.31034(10)(a)(2)(10), which do not exist. With respect to the existing provision, they are set forth below:

> **NRS 116.3103 Power of executive board to act on behalf of association; members and officers are fiduciaries; duty of care; application of business-judgment rule and conflict of interest rules; limitations on power.**
>
> 1. Except as otherwise provided in the declaration, the bylaws, this section or other provisions of this chapter, the executive board acts on behalf of the association. In the performance of their duties, the officers and members of the executive board are fiduciaries and shall act on an informed basis, in good faith and in the honest belief that their actions are in the best interest of the association. Officers and members of the executive board:
>
> (a) Are required to exercise the ordinary and reasonable care of officers and directors of a nonprofit corporation, subject to the business-judgment rule; and
>
> (b) Are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation organized under the law of this State.
>
> 2. The executive board may not act to:
>
> (a) Amend the declaration.
>
> (b) Terminate the common-interest community.

(c) Elect members of the executive board, but notwithstanding any provision of the governing documents to the contrary, the executive board may fill vacancies in its membership for the unexpired portion of any term or until the next regularly scheduled election of executive board members, whichever is earlier. Any executive board member elected to a previously vacant position which was temporarily filled by board appointment may only be elected to fulfill the remainder of the unexpired portion of the term.

(d) Determine the qualifications, powers, duties or terms of office of members of the executive board.

3. The executive board shall adopt budgets as provided in NRS 116.31151.

NRS 116.31034 Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.

. . .

9. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must:

(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

. . .

10. Except as otherwise provided in subsections 11 and 12, unless a person is appointed by the declarant:

(a) A person may not be a candidate for or member of the executive board or an officer of the association if:

(1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;

(2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or

(3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.

> (b) A person may not be a candidate for or member of the executive board of a master association or an officer of that master association if the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for:
>
> (1) That master association; or
>
> (2) Any association that is subject to the governing documents of that master association.

Although not identified in the allegations above, the original communication from Mr. Hughes attacked Carla Cole, James Kepler, and Doug Kreie would stand to gain personal profit or compensation if they were to be elected to the Board. These allegations were false.

There is nothing to show that because Carla Cole is the president of the women's golf club that she has a conflict of interest or would receive a personal profit or compensation by the mere fact that she holds an officer position in a volunteer group of women who play golf. That type of logical leap is improper. The fact that people that live next door to a golf course happen to be golfers should not be surprising to anyone. Liking to play golf at an adjacent golf course is not a disqualification to serve on the Board of the Association. Ms. Cole was elected to the Board.

As to James Kepler, the fact that he is the owner of Tour Specs Golf, the owner of Dayton Valley Golf Course, is evidence of nothing. Disqualification cannot be had based on assumptions. Regardless, there is no substantiated basis to even make an assumption that just because Mr. Kepler is the owner of Tour Specs Golf that he somehow stands to personally benefit from being a member of the Board. There is no payment of any kind to the owner of the Golf Course and we have not found that there has ever been any payment of any kind to the owner of the Golf Course. There are no contracts that have been located that evidence payment or profit of any kind by the Association to the owner of the Golf Course. To the contrary, Mr. Kepler, who has been a homeowner for many years, has been subjected to vitriolic attacks by Joseph Hughes and others. Mr. Kepler was elected to the Board. If a matter becomes before the Board and that ownership poses a conflict, he would then need to recuse himself from that vote, but it doesn't preclude him from serving. Absent the identified grounds for prohibiting a member from being a candidate being present, an Association may not refuse to allow the person to be a candidate. Prior to the election, Mr. Hughes' then attorney (Mr. Loizzi has been suspended from the practice of law and is no longer Mr. Hughes's attorney) was asked to identify any matter that would result in personal profit to or compensation by Mr. Kepler. There has never been any contract or identification of any contractual relationship between Mr. Kepler and the Association that would preclude him from serving on the Association. there was no information regarding such a contractual relationship or contract and/or personal profit or compensation he would receive from a particular matter. There was no information that the Association makes monetary payments to Mr. Kepler and/or the golf course that would result in a personal profit or compensation to Mr. Kepler. Even the prior maintenance agreement was solely a benefit to the Association as the golf course did not care and still does not care if the particular area is landscaped in any way and, in any event, no funds were paid to the golf course.

Similarly, Doug Kreie's position as a stockholder in Tour Specs is *not* a basis for disqualification. His status as a stockholder does not create a personal profit or compensation. I would note that he

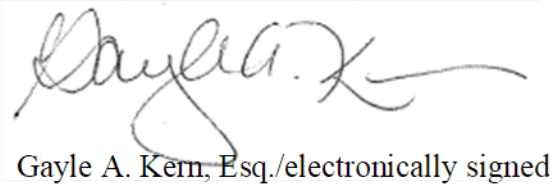
has been on the Board for some time and Mr. Hughes never identified any matter that he participated in that resulted in his receipt of any personal profit or compensation. Mr. Kreie was not elected to the Board.

The election packet was approved by a majority of the Board. The individual disclosure statements were included in the election packet and were viewed as part of the election packet. There was not separate action taken on the individual disclosure statements. The entire election packet was approved to be sent with certain edits to the information provided to the owners. The changes included: the word "Poll" would be changed to "Door"; the return address for the ballot was to be added to the cover letter; the word "Board" was added to organizational meeting; the Call to Order was changed to 6:00 p.m.; added additional time to accept ballots in person; and there was addition to the bottom of the agenda "The Board of Directors may take action on all items listed on the agenda". According to the draft minutes for June 9, 2021, the action taken was to approve the election packet with these editing changes. The motion made by Mr. Kreie and seconded by Paula Darragh and was, according to the draft minutes: "Doug Kreie made a motion to approve the proof from BallotBox with the above listed corrections." Neither Mr. Hughes, nor any other Board member made any motion to challenge the individual disclosure statements of any of the specific candidates so the allegation that there was a vote by a particular candidate about his or her particular disclosure is false. In addition, the discussion by Mr. Hughes and Ms. Puzzo to disqualify candidates and remove their names from the ballot did not result in any motion either.

Based on the facts and information presented, is our hope that you will close this matter. Mr. Hughes, a candidate in an election that included 16 candidates for 7 positions, had a personal interest in having fewer competitors. The challenges were without merit and, more importantly, did not involve any of the disqualifying matters identified in NRS 116.3034(10). The law recognizes that except in those limited circumstances, any unit owner may be a candidate for election to the Board of a common interest community. Disqualification is a serious and exceptional issue that should not be treated lightly. The unsupported allegations of some vague and unsubstantiated claim of personal profit or compensation when there is no evidence of any compensation of any kind by the Association in all the years of its existence should not form the basis of a disqualification.

We look forward to your continuing professional courtesies. If there is anything you would like to discuss, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

c: Client

Gayle A. Kern, Esq. Reply to: Reno

September 29, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association" or "DVCA") and has been retained by the Board of Directors ("Board") to respond to your letter of August 27, 2021 regarding Case No. 2021-696 and Case No. 2021-721 with the Nevada Real Estate Division ("Division").

We appreciate the additional communications we have had regarding the matter. As we discussed, there is no issue of annexation. The roads of DVCA, including Palmer Drive and the improvements on Palmer Drive are annexed. Rather, the issue is the failure of Lyon County to provide for a separate parcel or parcels for the various roads within the subdivision that are the responsibility of the Association, whether owned or by virtue of easements, as reflected in the governing documents. As I explained, the County is working with the Association to correct the problem with the correct identification of the roads. The problem is a result of the multiple declarants, developers and age of the Association. There is no dispute the roads are the responsibility of the Association and Lyon County recognizes this responsibility. In fact, a conference is currently being scheduled to address the situation among all of the department heads of the County on October 1.

Despite the fact that Tour Specs Golf Management, LLC, a Nevada Limited Liability Company, the current owner of the adjacent Dayton Valley Golf Course had nothing to do with the creation of the problem, has no legal responsibility for maintenance of any of the roads or portions of the roads within DVCA, the Division has determined that any "stakeholder" of Tour Specs Golf Management, LLC is prohibited from serving on the Board of the Association. There

is no legal term related to a limited liability company identifying anyone involved as a stakeholder. *See generally* Chapter 86 of the Nevada Revised Statutes. Therefore, it is unclear what a stakeholder is intended to reference. Regardless of this confusion, the Division has determined that any stakeholder would receive profit or compensation from the Association in violation of NRS 116.31034(10)(a)(2). When asked to explain what profit or compensation Mr. Kepler is alleged to be receiving from the Association, it was identified that: "It is the Division's position that as long as the Lyon County Assessor's office reports the property in question as owned by Tour Specs, individuals owning Tour Specs stand to gain personal profit or compensation as the Association is maintaining that portion of property." The portion of the property in question are the roads of the Association and the improvements thereon, property the Association has maintained since its inception and property for which the Association has provided for in the substantial Reserve Study. The maintenance has spanned decades and did not arise from any action by Tour Specs. More importantly, the roads are required to be maintained by the governing documents of DVCA.

Mr. Kepler's attorney, Joel Locke, and Mr. Kepler have confirmed that Mr. Kepler will not resign because he, as a unit owner, receives no profit or compensation. Further, we have been advised, as a candidate, Mr. Kepler received the most votes in the last election. He disclosed his ownership interest in the golf course. The Division's instruction that Mr. Kepler should resign or be prevented from serving as a member of the Board deprives Mr. Kepler of his right as a unit owner to serve and deprives the owners that cast a vote for him of their choice.

To be clear, NRS 116.31034(10)(a)(2) states as follows: "The ***person*** stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association. . . ." Mr. Kepler confirms he has not received any personal profit or compensation of any kind from the Association. Tour Specs Golf Management, LLC owns the real property upon which the golf course is situated. The manager of Tour Specs Golf Management, LLC as included in the records of the Nevada Secretary of State is Reliance Golf Management, LLC. Reliance Golf Management, LLC is a Nevada limited Liability Company. Mr. Locke advises that Reliance Golf Management, LLC owns Reliance Golf Management Dayton Valley Management, LLC and that it has a Consulting Agreement with Tour Specs Golf Management, LLC to run the golf course. I have been advised that none of these entities receive profit or compensation from the Association.

In the event that Mr. Kepler does not resign, the Division has stated the Board must take action to remove Mr. Kepler. However, the Board does not have authority to remove a lawfully elected Board member without specification of the alleged profit and compensation that the Association is alleged to be paying Mr. Kepler. Each unit owner is entitled to be a member of the Board. In order to prevent a person from serving on the Board, there would need to be specific documents supporting one of the three items of disqualification. As clarified by the Division, the only item of disqualification at issue is whether or not Mr. Kepler receives personal profit or compensation because the Association maintains all of the roads, including those within the properties owned by Tour Specs Golf Management, LLC. Mr. Kepler contends the maintenance of the roads do not constitute a personal profit or compensation to Mr. Kepler. The law recognizes that except in those three limited circumstances specified in NRS 116.3034(10), any unit owner

may be a candidate for election to the Board of a common interest community and may serve on the Board. Disqualification is a serious and exceptional issue that should not be treated lightly.

There is no dispute that since approximately 1990 to the present, the Association has maintained the common elements of the Association, which include the areas that the Association is required to maintain, even if not owned by the Association. The ownership of the roads is, quite simply, irrelevant. Therefore, it is difficult to understand the assertion that the Association's compliance with the required maintenance under the governing documents would constitute profit or compensation to an individual unit owner, in this case Mr. Kepler.

To be very clear, Paragraph 7.1(d) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club, recorded July 23, 2010 as Document No, 462667 (the "CC&Rs") states quite clearly that DVCA is responsible for maintaining all roadways within the Development, whether owned or not by the Association:

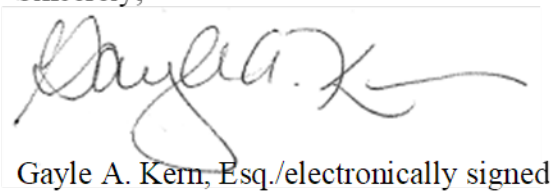
> (d) Roadways. The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the ***County or over which the Association and Owners have an access easement*** by reason of their deed or this Declaration.

I suggest that the Division should also review the many subdivision maps which were recorded effecting DVCA beginning in 1987 and continuing through 2006. I attach a worksheet summarizing the relevant provisions of the subdivision maps. It has been a complicated history and this was very time-consuming. After thoroughly reviewing all of the subdivision maps mentioned, there is no question the roads within the Association are intended to be private but subject to the granting of public road easements. The first developer of a subdivision Unit within DVCA, John Lawrence (Nevada), Inc., also developed Airpark Estates located adjacent to the southern boundary of DVCA in the late 1980s. Most probably the Lawrence entity granted the access easement across the private roads within early Units to Airpark Estates in the late 1980s or early 1990s. However, these records are not available without a formal title search because online records of the Lyon County Recorder are not available for documents recorded before 1993. *See* further discussion below. A member of my staff did an online search of recorded documents for Dayton Valley Country Club, Dayton Valley Community Association, and Dayton Valley Investors. There was one deed recorded by John Lawrence Nevada, Inc., to DVCA in 1995 covering lots A, B, C, D, and E of Dayton Valley County Club Unit 4. These are all common area lots, not roads. Although the roads are clearly identified on the recorded subdivision maps and the members of DVCA and the Association have easements across the roads, they were not conveyed to the Association.

Lyon County does not assign parcel numbers to roads. Recorded easement deeds over the roads within DVCA have contained both metes and bounds descriptions of the roadways. *See e.g.* Exhibit "A" to the 2010 Access and Utility Easement Deed attached hereto, as well as the summary descriptions of the roads contained on Exhibit "A" to the 2014 Grant of Access and Utility Easement Deed which is also attached.

The Board takes its responsibilities very seriously. However, if it were to take action without documentation of personal profit or compensation received by Mr. Kepler, it would be in violation of NRS 116.3103 and NRS 116.31036. Accordingly, in order to ensure that this is not done, please provide the documents that evidence the personal profit or compensation you allege Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq.

Unit Description	Map Info	Owner/Engineer	Status	Named Roads	Notes on Map
DVCC Unit 1	Doc. No. 126598; Recorded August 17, 1989	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Streets A, B, C, D; Lots 1-28, Common Area Lots A, B, C, and one Alandscape area@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2 Dec. Of Annex-Doc. 138134	Doc. No. 138166, recorded December 6, 1990	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Gleneagles Court, Andrews Drive, Lots 29 - 73	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2B Dec. Of Annex-Doc.161015; Lot 95- Doc 161198	Doc. No. 151220, recorded May 7, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Lots 92-95, 114-115 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2C Dec. Of Annex-Doc. 168210	Doc. No. 161360, recorded May 20, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, (Private) Cyress Ct. (Private) Riviera Ct.,(Private) Lots 86-91, 109-113 inclusive	AAll roads within this Unit are to be **private,** public utility, sanitary sewer, drainage and access easements per NRS 278-A@
DVCC Unit 2E Cannot find recorded Dec. Of Annex but referenced in 1st Amd. Rest. CC&Rs - Doc 285888	Doc. No 194108, recorded June 6, 1996	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Pebble Beach Ct., Doral Ct., Palmer Drive Lots 116-131 inclusive. No statements on Map re: roads being public or private. But later maps show streets as private.	

DVCC Unit 2F Dec. Of Annex- Doc 310036	Doc. No. 308216, recorded November 13, 2003	Dayton Valley Investors, LLC** Summit Engineering	** See detailed information at end of sheet	ASt. Andrews Dr. (Private) Kingsbarn Ct. (Private)@, Lots 1-12 Defined as Common Area in Dec. Of Annexation	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2G Dec. Of Annex- Doc 329909; also Doc. 367901	Doc. No. 318692, recorded April 20, 2004	Dayton Valley Investors, LLC	** See detailed information at end of sheet	St. Andrews Drive, Carnoustie Ct. (Private), Lots 13-35, inclusive Defined as Common Area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2H Dec. Of Annex- Doc 396147	Doc. No. 350061, Recorded May 5, 2005	Dayton Valley Investors, LLC Summit Engineering	Parcels A and B were Quitclaimed to DVCA on May 5, 2005 via Deed, Doc, 350061	Parcels A and B, Stonehaven Court (Private), Lots 36-78, inclusive Streets and A and B defined as common area in Dec of Annex.	AStonehaven Court- private access easement per Doc No. _____@. AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 3A Dec. Of Annex Doc. 168210	Doc. No. 162948, recorded July 16, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	La Costa Avenue, Royal Troon Drive, Sawgrass Lane, Sawgrass Ct., Lots 159-203 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A

DVCC Unit 3B Dec. Of Annex Doc 212411	Doc. No. 183173, recorded June 15, 1995	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	La Costa Cir., La Costa Ave., Lot A, Lots 98-127	AAll roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A.@ ALot A is public utility parking and landscaping easement and is to be maintained by the homeowners association.@
DVCC Unit 3C Dec. Of Annex Doc 287810	Doc. No. 303551, recorded Sept 4, 2003	Riverview Estates, LLC Summit Engineering	Permanently revoked. Former mangr, James F. Bawden, P.O. Box 121 Genoa NV 89411	La Costa Ave (Private), La Costa Cir. (Private) La Costa Ct. (Private), Lots 1-50, inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 4 Dec. Of Annex Doc. 161015	Doc. No. 156206, recorded Nov. 5, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Lots A, B, C, D, and E conveyed to DVCA by John Law. via Deed Doc. 181423	Palmer Drive, La Costa Ave, Sawgrass Lane, Royal Troon Drive, Lots 116 -158, ALots A, B, C, D, & E@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A. ALots A, B, C, D, & E are public utility, parking and landscaping easements and are to be maintained by the homeowners association.@
DVCC Unit 5A Dec. Of Annex Doc. 272538	Doc. No. 257889, recorded April 19, 2001	Dayton Valley Investors, LLC ** Summit Engineering	** See detailed information at end of sheet	Inverness Ct (Private) Cypress Pt. Dr (Private) Poppy Hills Ct. (Private), Lots 1-36	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. ..@

DVCC Unit 5B Dec. Of Annex Doc. 285538	Doc. No. 279806, recorded July 18, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Drive (Private) St. Andrews Dr. (Private) Preswick Ct. (Private) Muirfield Ct. (Private) Canterbury Ct. (Private) Lakeview Dr. (Private) Cypress Pt. Dr.(Private) Lots 37-83, inclusive Streets defined as c.a. in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5C Numerous Dec of Annex for individual lots- See file	Doc. No. 307894, recorded November 7, 2003	Dayton Valley Investors, LLC Summit Engeering	** See detailed information at end of sheet	Lahinch Ct. (Private) Grayhawk Dr. (Private) Portrush Ct. (Private) Turn berry Ct. (Private) Ballybunion Dr. (Private) Lots 84-126 inclusive.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5D Dec of Annex Doc. 334888	Doc. No. 332794, recorded October 7, 2004	Dayton Valley Investors, LLC. Summit Engineering	** See detailed information at end of sheet	St. George=s Ct. (Private) Grayhawk Dr.(Private), Lots 1-10 inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5E Dec. Of Annex Doc. 396146; Doc 398502- Lot 152	Doc. No. 379116, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	St. Andrews Dr. (Private) Stonehaven Ct. (Private), Lots 137-171	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.

					. .@
DVCC Unit 6A Dec. Of Annex 272539	Doc. No. 260514, recorded May 3, 2001	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	La Quinta Ct. (Private) Royal Troon Dr. (Private) Champions Dr. (Private) Torrey Pines Dr. (Private) Parcel A Common Area, Lots 101-144	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6B Dec. Of Annex Doc 285629	Doc. No. 282826, recorded Sept. 19, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Torrey Pines Dr. (Private) Royal Troon Dr. (Private) Lots 245-282, inclusive Streets defined as common area in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6C Dec. Of Annex Doc 305900	Doc. No. 302392, recorded Aug. 19, 2003	Lakemont Dayton Homes 7, LLC Summit Engineering	No such entity listed w NCSOS;	Royal Troon Dr. (Private) Dornoch Ct. (Private) Birkdale Ct. (Private) Defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 7A Dec. Of Annex Doc 329530	Doc. No. 318691, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Ballybunion Dr. (Private) Ballybunion Ct. (Private) Gullane Ct. (Private) Lots 1-30, inclusive Mis iden streets in DofA; intent to show as c.a.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

DVCC Unit 7B Dec of Annex Doc 336135	Doc. 332795, recorded October 7, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Dr. (Private) Grayhawk Ct. (Private) Lytham Ct. (Private) Lots 1-21 inclusive, Parcel A Common Area Parcel B Common Area	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.@
DVCC Unit 8A Dec. Of Annex 328586	Doc. No. 318690, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Lakeview Dr. (Private) St. Andrews Dr. (Private) Parcel A, Lots 1-46 inclusive Streets identified as c.a. in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 8C	Doc. No. 379117, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Moore Ave (Private) Parcel A (future development) Lot 331-339 inclusive	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

Parcel Map Seems to encompass all land within DVCC development	Parcel Map for COMLAW No.445 Limited, a United Kingdom Corporation, Doc. No. 232542, recorded April 19, 1999	COMLAW No.445 Limited, a United Kingdom Corporation/ Thiel Engineering Consultants		**Bayhill Circle (Private), various Afuture roads@ and future street** **ARoadways as shown upon this map will not be eligible for county maintenance until the roadways are improved at no cost to the county, to public maintenance road standards approved by the county commissioners, and in affect at such time that the roadways are considered for acceptance into the county=s road system.@**	**The City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads to the lands so divided, and that any public utility may similarly free of obligation.@**
Amendment to Parcel Map 232542	Certificate of Amendment recorded July 1, 1999 as Doc. 235947				We have saved copy of Certificate of Amendment in e-files for Dayton Valley.
Record of Survey in Support of Boundary Line Adj.	Doc. 305473 recorded Oct. 02, 2003	Dayton Valley Investors, LLC and DBBR, LLC	** See detailed information at end of sheet	Being a reconfig. Of Parcels within the NE 1/4 of Sec 24, and NE 2 of Sec. 19 and SW 1/4 of Sec. 18, T16N, R22E, MDM	
Subdivision Map for The Gallery-Phase 1	Doc. 318704 recorded 4.20.04 Being a subdivision of	DBBR, LLC	Dissolved Dave Bartosz 3 Canyon Dr.	Cruden Bay Dr. And Rivera Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses with the exception of Lakes Blvd

Dec. Of Annex Doc 305479	lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 and the SW 1/4 of Sec 18, T16N, R22E, MDM		CC, NV 89703; Barbara Rainey 1987 N. Carson St. #75 CC, NV 89701		which is offered for dedication.
Subdivision Map for The Gallery Phase 2 Dec. Of Annex Doc 305479	Doc. 379115, recorded 4.6.06 Being a subdivision of lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 T16N, R22E, MDM	DBBR, LLC		Cruden Bay and Wentworth Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses

Dec. Of Annex for The Gallery	Doc. 305479 recorded Oct. 2, 2003.	DBBR, LLC		Parcel 2A as shown upon Boundary Line Adjustment Map filed April 25, 1991 as Document 141060 excepting therefrom DVCC Units 2B and 2C; Parcel 2B as shown on BLAM filed April 25, 1991 as Document No 141060	

Info on Dayton Valley Investors, LLC
Registered Agent: Silverado Homes NV, Inc., 5525 Kietzke Ln., Ste. 102, Reno NV 89511; Person w authority to act: Thomas Evance

DAYTON VALLEY INVESTORS, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: Lakemont Homes Nevada, Inc., a Nevada corporation
Its Managing Member

By: _____
Greg Peitzmeier
Its Nevada Division President

LAKEMONT DAYTON HOMES 7, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: _____
Greg Peitzmeier
Its Nevada Division President

Point Legado Phase 1 Not a part of DVCA	Doc. No. 379118, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering		(Located on north side of Dayton Valley Road) Catlin Street (Private) McMarlin (Private) Blackburn Way (Private) Calver Street (Private) Bailey Street (Private) McLaughlin Lane (Private) Haskill Street (Private) Lamarri Lane (dedicated to Lyon County) Common Area Parcels through C through J	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@ AA blanket private access easement is hereby granted over Parcel C, Parcel D, Parcel I and Parcel J shown hereon.@ APed. Access easement is granted over all private streets and Parcels C thru Parcel J shown hereon.@

LKG LEACH | KERN | GRUCHOW ANDERSON | SONG

Gayle A. Kern, Esq. Reply to: Reno

October 20, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
1818. E. College Parkway, Suite 100
Carson City, NV 89706

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Staffen:

I write in follow-up to my letter of September 29, 2021. A copy is enclosed for your review. In order for the Board members to make an informed decision, it is imperative that the members receive the documents that evidence the personal profit or compensation the NRED alleges Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs. Due process mandates that action taken by NRED to deprive a unit's owner from serving as a member of the Board be supported by evidence.

If there is no evidence that supports the conclusion that Mr. Kepler receives personal profit or compensation, then the letter issued August 27, 2021 needs to be amended. We look forward to hearing from you as it is causing a great deal of turmoil in the Association.

Sincerely,

Gayle A. Kern, Esq./electronically signed

Enclosure
c: Client
Joel Locke, Esq.

Gayle A. Kern, Esq. Reply to: Reno

September 29, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

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File Number 2021-696 and 2021-761

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Despite the fact that Tour Specs Golf Management, LLC, a Nevada Limited Liability Company, the current owner of the adjacent Dayton Valley Golf Course had nothing to do with the creation of the problem, has no legal responsibility for maintenance of any of the roads or portions of the roads within DVCA, the Division has determined that any "stakeholder" of Tour Specs Golf Management, LLC is prohibited from serving on the Board of the Association. There

is no legal term related to a limited liability company identifying anyone involved as a stakeholder. *See generally* Chapter 86 of the Nevada Revised Statutes. Therefore, it is unclear what a stakeholder is intended to reference. Regardless of this confusion, the Division has determined that any stakeholder would receive profit or compensation from the Association in violation of NRS 116.31034(10)(a)(2). When asked to explain what profit or compensation Mr. Kepler is alleged to be receiving from the Association, it was identified that: "It is the Division's position that as long as the Lyon County Assessor's office reports the property in question as owned by Tour Specs, individuals owning Tour Specs stand to gain personal profit or compensation as the Association is maintaining that portion of property." The portion of the property in question are the roads of the Association and the improvements thereon, property the Association has maintained since its inception and property for which the Association has provided for in the substantial Reserve Study. The maintenance has spanned decades and did not arise from any action by Tour Specs. More importantly, the roads are required to be maintained by the governing documents of DVCA.

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In the event that Mr. Kepler does not resign, the Division has stated the Board must take action to remove Mr. Kepler. However, the Board does not have authority to remove a lawfully elected Board member without specification of the alleged profit and compensation that the Association is alleged to be paying Mr. Kepler. Each unit owner is entitled to be a member of the Board. In order to prevent a person from serving on the Board, there would need to be specific documents supporting one of the three items of disqualification. As clarified by the Division, the only item of disqualification at issue is whether or not Mr. Kepler receives personal profit or compensation because the Association maintains all of the roads, including those within the properties owned by Tour Specs Golf Management, LLC. Mr. Kepler contends the maintenance of the roads do not constitute a personal profit or compensation to Mr. Kepler. The law recognizes that except in those three limited circumstances specified in NRS 116.3034(10), any unit owner

may be a candidate for election to the Board of a common interest community and may serve on the Board. Disqualification is a serious and exceptional issue that should not be treated lightly.

There is no dispute that since approximately 1990 to the present, the Association has maintained the common elements of the Association, which include the areas that the Association is required to maintain, even if not owned by the Association. The ownership of the roads is, quite simply, irrelevant. Therefore, it is difficult to understand the assertion that the Association's compliance with the required maintenance under the governing documents would constitute profit or compensation to an individual unit owner, in this case Mr. Kepler.

To be very clear, Paragraph 7.1(d) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club, recorded July 23, 2010 as Document No, 462667 (the "CC&Rs") states quite clearly that DVCA is responsible for maintaining all roadways within the Development, whether owned or not by the Association:

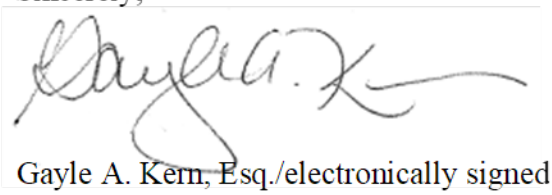
> (d) Roadways. The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the ***County or over which the Association and Owners have an access easement*** by reason of their deed or this Declaration.

I suggest that the Division should also review the many subdivision maps which were recorded effecting DVCA beginning in 1987 and continuing through 2006. I attach a worksheet summarizing the relevant provisions of the subdivision maps. It has been a complicated history and this was very time-consuming. After thoroughly reviewing all of the subdivision maps mentioned, there is no question the roads within the Association are intended to be private but subject to the granting of public road easements. The first developer of a subdivision Unit within DVCA, John Lawrence (Nevada), Inc., also developed Airpark Estates located adjacent to the southern boundary of DVCA in the late 1980s. Most probably the Lawrence entity granted the access easement across the private roads within early Units to Airpark Estates in the late 1980s or early 1990s. However, these records are not available without a formal title search because online records of the Lyon County Recorder are not available for documents recorded before 1993. *See* further discussion below. A member of my staff did an online search of recorded documents for Dayton Valley Country Club, Dayton Valley Community Association, and Dayton Valley Investors. There was one deed recorded by John Lawrence Nevada, Inc., to DVCA in 1995 covering lots A, B, C, D, and E of Dayton Valley County Club Unit 4. These are all common area lots, not roads. Although the roads are clearly identified on the recorded subdivision maps and the members of DVCA and the Association have easements across the roads, they were not conveyed to the Association.

Lyon County does not assign parcel numbers to roads. Recorded easement deeds over the roads within DVCA have contained both metes and bounds descriptions of the roadways. *See e.g.* Exhibit "A" to the 2010 Access and Utility Easement Deed attached hereto, as well as the summary descriptions of the roads contained on Exhibit "A" to the 2014 Grant of Access and Utility Easement Deed which is also attached.

The Board takes its responsibilities very seriously. However, if it were to take action without documentation of personal profit or compensation received by Mr. Kepler, it would be in violation of NRS 116.3103 and NRS 116.31036. Accordingly, in order to ensure that this is not done, please provide the documents that evidence the personal profit or compensation you allege Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq.

Unit Description	Map Info	Owner/Engineer	Status	Named Roads	Notes on Map
DVCC Unit 1	Doc. No. 126598; Recorded August 17, 1989	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Streets A, B, C, D; Lots 1-28, Common Area Lots A, B, C, and one Alandscape area@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2 Dec. Of Annex-Doc. 138134	Doc. No. 138166, recorded December 6, 1990	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Gleneagles Court, Andrews Drive, Lots 29 - 73	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2B Dec. Of Annex-Doc.161015; Lot 95- Doc 161198	Doc. No. 151220, recorded May 7, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Lots 92-95, 114-115 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2C Dec. Of Annex-Doc. 168210	Doc. No. 161360, recorded May 20, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, (Private) Cyress Ct. (Private) Riviera Ct.,(Private) Lots 86-91, 109-113 inclusive	AAll roads within this Unit are to be **private,** public utility, sanitary sewer, drainage and access easements per NRS 278-A@
DVCC Unit 2E Cannot find recorded Dec. Of Annex but referenced in 1st Amd. Rest. CC&Rs - Doc 285888	Doc. No 194108, recorded June 6, 1996	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Pebble Beach Ct., Doral Ct., Palmer Drive Lots 116-131 inclusive. No statements on Map re: roads being public or private. But later maps show streets as private.	

DVCC Unit 2F Dec. Of Annex- Doc 310036	Doc. No. 308216, recorded November 13, 2003	Dayton Valley Investors, LLC** Summit Engineering	** See detailed information at end of sheet	ASt. Andrews Dr. (Private) Kingsbarn Ct. (Private)@, Lots 1-12 Defined as Common Area in Dec. Of Annexation	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2G Dec. Of Annex- Doc 329909; also Doc. 367901	Doc. No. 318692, recorded April 20, 2004	Dayton Valley Investors, LLC	** See detailed information at end of sheet	St. Andrews Drive, Carnoustie Ct. (Private), Lots 13-35, inclusive Defined as Common Area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2H Dec. Of Annex- Doc 396147	Doc. No. 350061, Recorded May 5, 2005	Dayton Valley Investors, LLC Summit Engineering	Parcels A and B were Quitclaimed to DVCA on May 5, 2005 via Deed, Doc, 350061	Parcels A and B, Stonehaven Court (Private), Lots 36-78, inclusive Streets and A and B defined as common area in Dec of Annex.	AStonehaven Court- private access easement per Doc No. _____@. AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 3A Dec. Of Annex Doc. 168210	Doc. No. 162948, recorded July 16, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	La Costa Avenue, Royal Troon Drive, Sawgrass Lane, Sawgrass Ct., Lots 159-203 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A

DVCC Unit 3B Dec. Of Annex Doc 212411	Doc. No. 183173, recorded June 15, 1995	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	La Costa Cir., La Costa Ave., Lot A, Lots 98-127	AAll roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A.@ ALot A is public utility parking and landscaping easement and is to be maintained by the homeowners association.@
DVCC Unit 3C Dec. Of Annex Doc 287810	Doc. No. 303551, recorded Sept 4, 2003	Riverview Estates, LLC Summit Engineering	Permanently revoked. Former mangr, James F. Bawden, P.O. Box 121 Genoa NV 89411	La Costa Ave (Private), La Costa Cir. (Private) La Costa Ct. (Private), Lots 1-50, inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 4 Dec. Of Annex Doc. 161015	Doc. No. 156206, recorded Nov. 5, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Lots A, B, C, D, and E conveyed to DVCA by John Law. via Deed Doc. 181423	Palmer Drive, La Costa Ave, Sawgrass Lane, Royal Troon Drive, Lots 116 -158, ALots A, B, C, D, & E@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A. ALots A, B, C, D, & E are public utility, parking and landscaping easements and are to be maintained by the homeowners association.@
DVCC Unit 5A Dec. Of Annex Doc. 272538	Doc. No. 257889, recorded April 19, 2001	Dayton Valley Investors, LLC ** Summit Engineering	** See detailed information at end of sheet	Inverness Ct (Private) Cypress Pt. Dr (Private) Poppy Hills Ct. (Private), Lots 1-36	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. ..@

DVCC Unit 5B Dec. Of Annex Doc. 285538	Doc. No. 279806, recorded July 18, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Drive (Private) St. Andrews Dr. (Private) Preswick Ct. (Private) Muirfield Ct. (Private) Canterbury Ct. (Private) Lakeview Dr. (Private) Cypress Pt. Dr.(Private) Lots 37-83, inclusive Streets defined as c.a. in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5C Numerous Dec of Annex for individual lots- See file	Doc. No. 307894, recorded November 7, 2003	Dayton Valley Investors, LLC Summit Engeering	** See detailed information at end of sheet	Lahinch Ct. (Private) Grayhawk Dr. (Private) Portrush Ct. (Private) Turn berry Ct. (Private) Ballybunion Dr. (Private) Lots 84-126 inclusive.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5D Dec of Annex Doc. 334888	Doc. No. 332794, recorded October 7, 2004	Dayton Valley Investors, LLC. Summit Engineering	** See detailed information at end of sheet	St. George=s Ct. (Private) Grayhawk Dr.(Private), Lots 1-10 inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5E Dec. Of Annex Doc. 396146; Doc 398502- Lot 152	Doc. No. 379116, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	St. Andrews Dr. (Private) Stonehaven Ct. (Private), Lots 137-171	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.

					. .@
DVCC Unit 6A Dec. Of Annex 272539	Doc. No. 260514, recorded May 3, 2001	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	La Quinta Ct. (Private) Royal Troon Dr. (Private) Champions Dr. (Private) Torrey Pines Dr. (Private) Parcel A Common Area, Lots 101-144	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6B Dec. Of Annex Doc 285629	Doc. No. 282826, recorded Sept. 19, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Torrey Pines Dr. (Private) Royal Troon Dr. (Private) Lots 245-282, inclusive Streets defined as common area in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6C Dec. Of Annex Doc 305900	Doc. No. 302392, recorded Aug. 19, 2003	Lakemont Dayton Homes 7, LLC Summit Engineering	No such entity listed w NCSOS;	Royal Troon Dr. (Private) Dornoch Ct. (Private) Birkdale Ct. (Private) Defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 7A Dec. Of Annex Doc 329530	Doc. No. 318691, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Ballybunion Dr. (Private) Ballybunion Ct. (Private) Gullane Ct. (Private) Lots 1-30, inclusive Mis iden streets in DofA; intent to show as c.a.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

DVCC Unit 7B Dec of Annex Doc 336135	Doc. 332795, recorded October 7, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Dr. (Private) Grayhawk Ct. (Private) Lytham Ct. (Private) Lots 1-21 inclusive, Parcel A Common Area Parcel B Common Area	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.@
DVCC Unit 8A Dec. Of Annex 328586	Doc. No. 318690, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Lakeview Dr. (Private) St. Andrews Dr. (Private) Parcel A, Lots 1-46 inclusive Streets identified as c.a. in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 8C	Doc. No. 379117, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Moore Ave (Private) Parcel A (future development) Lot 331-339 inclusive	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

Parcel Map Seems to encompass all land within DVCC development	Parcel Map for COMLAW No.445 Limited, a United Kingdom Corporation, Doc. No. 232542, recorded April 19, 1999	COMLAW No.445 Limited, a United Kingdom Corporation/ Thiel Engineering Consultants		**Bayhill Circle (Private), various Afuture roads@ and future street** **ARoadways as shown upon this map will not be eligible for county maintenance until the roadways are improved at no cost to the county, to public maintenance road standards approved by the county commissioners, and in affect at such time that the roadways are considered for acceptance into the county=s road system.@**	**The City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads to the lands so divided, and that any public utility may similarly free of obligation.@**
Amendment to Parcel Map 232542	Certificate of Amendment recorded July 1, 1999 as Doc. 235947				We have saved copy of Certificate of Amendment in e-files for Dayton Valley.
Record of Survey in Support of Boundary Line Adj.	Doc. 305473 recorded Oct. 02, 2003	Dayton Valley Investors, LLC and DBBR, LLC	** See detailed information at end of sheet	Being a reconfig. Of Parcels within the NE 1/4 of Sec 24, and NE 2 of Sec. 19 and SW 1/4 of Sec. 18, T16N, R22E, MDM	
Subdivision Map for The Gallery-Phase 1	Doc. 318704 recorded 4.20.04 Being a subdivision of	DBBR, LLC	Dissolved Dave Bartosz 3 Canyon Dr.	Cruden Bay Dr. And Rivera Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses with the exception of Lakes Blvd

Dec. Of Annex Doc 305479	lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 and the SW 1/4 of Sec 18, T16N, R22E, MDM		CC, NV 89703; Barbara Rainey 1987 N. Carson St. #75 CC, NV 89701		which is offered for dedication.
Subdivision Map for The Gallery Phase 2 Dec. Of Annex Doc 305479	Doc. 379115, recorded 4.6.06 Being a subdivision of lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 T16N, R22E, MDM	DBBR, LLC		Cruden Bay and Wentworth Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses

Dec. Of Annex for The Gallery	Doc. 305479 recorded Oct. 2, 2003.	DBBR, LLC		Parcel 2A as shown upon Boundary Line Adjustment Map filed April 25, 1991 as Document 141060 excepting therefrom DVCC Units 2B and 2C; Parcel 2B as shown on BLAM filed April 25, 1991 as Document No 141060	

Info on Dayton Valley Investors, LLC
Registered Agent: Silverado Homes NV, Inc., 5525 Kietzke Ln., Ste. 102, Reno NV 89511; Person w authority to act: Thomas Evance

DAYTON VALLEY INVESTORS, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: Lakemont Homes Nevada, Inc., a Nevada corporation
Its Managing Member

By: _____
Greg Peitzmeier
Its Nevada Division President

LAKEMONT DAYTON HOMES 7, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: _____
Greg Peitzmeier
Its Nevada Division President

Point Legado Phase 1 Not a part of DVCA	Doc. No. 379118, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering		(Located on north side of Dayton Valley Road) Catlin Street (Private) McMarlin (Private) Blackburn Way (Private) Calver Street (Private) Bailey Street (Private) McLaughlin Lane (Private) Haskill Street (Private) Lamarri Lane (dedicated to Lyon County) Common Area Parcels through C through J	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@ AA blanket private access easement is hereby granted over Parcel C, Parcel D, Parcel I and Parcel J shown hereon.@ APed. Access easement is granted over all private streets and Parcels C thru Parcel J shown hereon.@

STEVE SISOLAK
Governor

TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Ombudsman

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
CICOmbudsman@red.nv.gov
http://www.red.nv.gov

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SEP - 1 2021
LKG

August 27, 2021

Via Certified Mail Return Receipt Requested # 7018 1130 0001 6026 7669

Gale Kern, Esq.
5421 Kietzke Lane, Suite 200
Reno, NV, 89511

Re: Compliance Demand Letter - Dayton Valley Community Association

Cases #: 2021-696 and 2021-761

Dear Mr. Drury:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has completed its investigation of the above-referenced case. The Division reviewed the information and has identified the following areas you need to be aware of and instructed upon.

It is alleged that you violated NRS 116.31034(10)(a)(2) as stakeholders with Tour Specks (Aka: Dayton Valley Golf Course) were allowed to run and gain positions on the Board.

NRS 116.31034(10)(a)(2) *Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.*

10. Except as otherwise provided in subsections 11 and 12, unless a person is appointed by the declarant:

(a) A person may not be a candidate for or member of the executive board or an officer of the association if:

2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association

The Division understands there is an annexation problem with the property located at and around the Palmer Gate exit. The Division understands the Association is working on solving the annexation issue. However, until this property is actually annexed to the Association, there is a conflict of interest with any individual being placed on the Ballot and/or elected to the Board who owns any portion of Tour Specks (Aka: Dayton Valley Golf Course) directly or indirectly through marriage.

Consequently, any stakeholder with Tour Specks (Aka: Dayton Valley Golf Course) must be removed from the board and not placed on a future election ballot pursuant to NRS 116.31034(13)(a)(b) until the property is properly annexed to the Association.

NRS 116.31034(13)(b) *Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.*

13. If a person is not eligible to be a candidate for or member of the executive board or an officer of the association pursuant to any provision of this chapter, the association:

(a) Must not place his or her name on the ballot; and

(b) Must prohibit such a person from serving as a member of the executive board or an officer of the association.

This correspondence will serve as a Compliance Demand Letter such that if this conduct should occur in the future, the Division may initiate a complaint for disciplinary action before the Commission for Common-Interest Communities and Condominium Hotels.

Any stakeholder of Tour Specks (Aka: Dayton Valley Golf Course) currently on the board must resign. If a member refuses to resign the individuals must be removed by the Board no later than Octoberl, 2021.

If members choose to resign, proof of resignation and a copy of the updated Registration Filing Addendum, Form 623, including newly appointed individuals, must be provided no later than October 1, 2021.

If a member refuses to resign and a meeting is held, provide the agenda, meeting minutes and include the appointment of new member to fill the remaining board positions as well as the updated Form 623, no later than October 1, 2021.

Send the requested documentation to my attention at the following address: 1818 W College Parkway, Suite 110, Carson City, NV 89706.

The decision to close this matter is made without prejudice. The Division reserves the right to reopen its investigation should such action be warranted.

Sincerely,

Christy Staffen

Christy Staffen
Compliance Audit Investigator II

cc.
Dennis Drury
662 St. Andrews Dr.
Dayton, NV 89403

Carla Cole
653 Saint Andrews Dr.
Dayton, NV 89403

Sandy Mass
285 La Costa Avenue
Dayton, NV 89403

Joan Latimer
104 Poppy Hills Court
Dayton, NV 89403

Steve Gallisdorfer
518 Stonehaven Court
Dayton, NV 89403

James Kepler
681 Saint Andrews Drive
Dayton, NV 89403

Gayle A. Kern, Esq.
gkern@lkglawfirm.com

Reply to: Reno

February 8, 2022

Via email to twheaton@red.nv.gov and
Via first class and certified mail, return receipt requested

Terry Wheaton
Chief Compliance Audit Investigator
State of Nevada Department of Business and Industry
Real Estate Division
3300 West Sahara Avenue Suite 350
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association ("DVCA")*
File Number 2021-696 and 2021-761

Dear Mr. Wheaton:

I write regarding your letter of January 10, 2022. As you know, in order for the Board members to comply with their fiduciary duties to make decisions on an informed basis, several letters have been written requesting information as to the NRED's assertion that Mr. Kepler is receiving personal compensation or profit as a result of the Association continuing to maintain all of the private streets and two gates for the community, including Palmer Drive and the Palmer Entry Gate. Instead of providing this information, you wrote accusing the Board of ignoring the letter of instruction, although the Board appropriately requested clarification.

In your letter of January 10, 2022, you failed to respond to the Board's request for clarification, information, and facts to make an informed decision. Furthermore, the factual and legal bases of the letter and your directive that the Board remove Mr. Kepler as a Board member are wrong in many respects.

A. There is no factual or legal basis under Nevada law for the removal of Mr. Kepler from the Board.

First, the demand/directive that the members of the Board remove a director is contrary to Nevada law. NRS 116.31036(1) provides the basis for removal of directors by the members of the Association. There is no provision in NRS 116 that addresses the Board's removal of another director. Although NRS 116 is silent as to whether the Board could exercise discretion under the

Bylaws to remove a director, on information and belief the NRED previously determined that a Board could choose to exercise such discretion if there is some provision in the Bylaws that allows for removal of a director. This NRED determination is irrelevant here, however, as the Bylaws of Dayton Valley do not allow the Board to remove Mr. Kepler, a director, in these circumstances.

1. NRS Chapter 116 and the Bylaws

The Bylaws of Dayton Valley at Art. VI, Section 3 states:

> …The entire Board ***or any individual Director may be removed from office,*** with or without cause, ***at any duly called, noticed and held annual or special meeting of the Members,*** at which a quorum is present, by a majority of the total Members, at which a quorum is present, by a majority of the total votes present at such meeting either in person or by proxy, and entitled to vote, provided, however the [sic] ***unless the entire Board is removed from office by the vote of the Members*** of the Association, ***no individual Director shall be removed prior to the expiration of his term of office*** if the votes cast against removal or not consenting in writing to such removal would be sufficient to elect the Director if voted cumulatively at an election at which the same number of votes were cast and the entire number of Directors authorized at the time of the most recent election of the Director were then being elected.
>
> A Director who has been elected to office solely by the votes of Members other than Declarant may be removed from office prior to the expiration of his term of office ***only by a vote of at least simple majority of the voting power residing in Members*** other than Declarant.
>
> ***In the event that any member of the Board shall be absent for four (4) consecutive regular meetings of the Board of Directors***, the Board ***may,*** by action taken at the meeting during which said fourth absence occurs, declare the office of said absent Director to be vacant.

(Emphasis added). In short, your demand that the Board remove Mr. Kepler as a Board member is not allowed under Nevada law.

Your threat against the remaining members of the Board to sanction them for refusing to remove a director also constitutes a directive that is not allowed under NRS 116 or the Bylaws of Dayton Valley. The threat is not because Mr. Kepler was absent from four (4) consecutive meetings, as provided for in Art. VI, Section 3, and you now are demanding the Board declare the office vacant. Four (4) consecutive absences are the only circumstances which allow that the Board "may" take action to declare a position on the Board to be vacant. Even this provision does not allow the remaining Directors to remove a Board member. Regardless, those are not the facts here and, even if they were, the language of the Bylaws does not make the declaration of the office to be vacant by the Board mandatory.

Moreover, you threaten the remaining members of the Board based on the erroneous assertion that the continued maintenance of the private streets and the gates provides some personal benefit to a member of the Association. Under such circumstances, even if true, there is ***no legal authority*** in either NRS 116 or the Bylaws that would allow the members of the Board to exercise such a power. Therefore, your letter of January 10, 2022, should be withdrawn for this reason alone.

2. The Facts

a.) ***Maintenance of the Roads and Gates by the Association for Three Decades***

The factual basis for your directive is also wrong. You contend that the maintenance of the private streets and entry gates of Dayton Valley constitutes discretionary action resulting in a personal benefit to Mr. Kepler. In fact, as the documents establish, Dayton Valley has maintained the private streets for decades. Such maintenance is required under the governing documents and does not constitute a personal benefit to Mr. Kepler, any more than it does to any other member of the Association.

In addition to the numerous documents and information previously provided, I enclose the Reserve Studies dating back to 2012 (**Exhibits 1-5**). As you can clearly see, all of the roads, including Palmer Drive and the Palmer Entry Gate, have been maintained and reserved by the Association. To assert that in July of 2021, when James Kepler was elected to the board of directors, is when the Association first allocated assessment funds to the maintenance and upkeep of the guard shack and road is simply not true.

The Reserve Studies identify the following: Bayhill Drive Entry, Bayhill Circle, Augusta Court, Glen Eagles Court, Pebble Beach Court, Doral Court, Riviera Court, Cypress Court, Spyglass Court, St. Andrews Drive, Kingsbarn Court, Carnoustie Court, Pestwick Court, Murfield Court, Canterbury Court, Cypress Point, Inverness Court, Poppy Hill Court, Lakeview Drive, Moore Avenue, Palmer Drive Entry, Palmer Drive, La Costa Avenue, La Costa Court, La Costa Circle, Sawgrass Court, Sawgrass Lane, Royal Toon Drive, Dornoch Court, Birkdale Court, La Quinta Court, Champions Drive, Torrey Pines, Stonehaven Court, Grayhawk Drive, Grayhawk Court, Lytham Court, St. Georges Court, Lahinch Court, Portrusa Court, Turnberry Court, Ballybunion Drive, Gullane Court, Ballybunion Court, Riviera Court The Gallery, Cruden Bay Drive The Gallery, Turnberry Court The Gallery, Wentworth Circle The Gallery.

The Bayhill Drive Entry and the Palmer Drive Entry are clearly identifies as the gates at both of these entry points to the gated community. What document are you relying on to assert that the Palmer Drive and Palmer Drive Entry have not always been maintained by the Association? To what document are you referring when you assert that maintenance of the roads commenced in July 2021? On what basis are you asserting that the Association does not have the obligation to maintain all of the roads and entry gates?

The allocation of funds for the maintenance and repair for all of the streets within the community did not start when Mr. Kepler was elected to the Board. To the contrary, in accordance

with the specific requirements of the County and the Declaration, the Association has maintained the private streets and the gates for over three decades.

b.) ***The Association's Common Elements***

You assert that the roads and gates are not included in the plat map of the Association and are not identified as common elements. Again, this is simply not true. First, there is not just one plat map. Rather there are 25 applicable maps. The Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club, recorded July 23, 2010, as Document No, 462667 (the "Declaration") states the Subdivision Map shall mean all of the recorded maps for any portion of the Development. *See* Declaration, Section 1.42. The Development includes all of the real property described including all of the Improvements. *See* Declaration, Section 1.21.

All roads identified in the Reserve Studies are clearly identified on the recorded maps. Specifically, and by way of example, Palmer Drive is identified on the maps for Unit 2E, Unit 4, Boundary Line Adjustment Document 141060, The Gallery Record of Survey 305473, Gallery Phase 2, Units 5C and 5D (identified as road easement), Unit 7B (identified as Lakeview or Future), Parcel Map 1625. Although the roads are clearly identified on the recorded subdivision maps and the members of DVCA and the Association itself have easements across the roads, they were not conveyed to the Association. This is of no importance, however, as the obligation for maintenance of the roads is set forth in the Declaration and has been met for over 30 years. The election of Mr. Kepler had nothing to do with the maintenance of Palmer Drive or the Palmer Drive Entry, including the gate and gatehouse.

Lyon County does not assign parcel numbers to roads. Recorded easement deeds over the roads within DVCA have contained both metes and bounds descriptions of the roadways. *See e.g.* Exhibit "A" to the 2010 Access and Utility Easement Deed attached hereto (**Exhibit 6**), as well as the summary descriptions of the roads contained on Exhibit "A" to the 2014 Grant of Access and Utility Easement Deed which is also attached (**Exhibit 7**).

The Declaration is clear that the Association is responsible for the maintenance of the roads. Paragraph 7.1(d) of the Declaration states quite clearly that DVCA is responsible for maintaining all roadways within the Development, whether owned or not by the Association:

> (d) Roadways. The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the ***County or over which the Association and Owners have an access easement*** by reason of their deed or this Declaration.

(Emphasis added.)

Contrary to your assertion, therefore, Common Area includes the real property located within the private roadway easements. *See* Declaration, Section 1.15. The roads are identified as an Improvement within the subdivision. *See* Declaration, Section 1.25. The Project includes the real property within the geographic boundaries of the Development. *See* Declaration, Section 1.33.

NRS 116.3107(1) provides that except to the extent provided by the declaration, an association has an obligation to provide for the maintenance repair and replacement of the common elements. NRS 116.017 defines "common elements" to mean any real estate within a planned community which is owned or leased by the association, other than a unit and any other interests in real estate for the benefit of units' owners which are subject to the declaration. *See* NRS 116.017(1)(b) and (2). As an example, "other interest in real estate" would include an access easement.

NRS 116.31152(3)(a) provides in pertinent part that an association's reserve study must include "the major components of the common elements *and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore."*

Thus, pursuant to NRS 116, an association may have an obligation to maintain property which belongs to another entity. The Declaration provides in pertinent part as follows regarding the Common Area and the Association's responsibility for roadway maintenance:

> Article 1, Section 1.15 Common Area. "Common Area" **shall mean all real property owned or maintained by the Association for the common use and enjoyment of the Owners and Residents of the Development. The Common Area for the Development shall *be identified in the Supplemental Declaration*** Recorded with the filing of the Subdivision Map for each Parcel within the Development or in the Declaration of Annexation for any property being annexed to the Development ***and shall consist of*** certain lots identified within parcels 1 through 14 as recorded on maps in the Office of the Recorder of Lyon County, State of Nevada and ***the real property located within the private roadway easements***. Each Common Area lot is a "Common Element" as defined by NRS 116.017.

(Emphasis added.)

In regard to particular Association maintenance responsibilities, Article 7, Section 7.1 of the Declaration provides:

> …The Association shall have the following maintenance responsibilities:
>
> …(b) Other Association Property. The Association shall maintain, repair, and replace all other real and personal property that may be acquired by the Association, keeping such property in good condition and repair…
>
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> ***Association and Owners have an access easement by reason of their deed or this Declaration***.

(Emphasis added.) Pursuant to NRS 116.2109(1) "plats" or final maps are part of the Declaration. Thus, pursuant to Nevada statutes and Declaration consistent therewith, the Association's Common Area includes real property owned by another entity, i.e. the roads, over which the Association and the Owners have an access easement.

c.) ***Palmer Drive and the Palmer Entry Gate as Common Elements***

Demonstrating that Palmer Drive and the guard shack are Common Areas of the Association requires the review of a number of documents for which a visual orientation is useful. The guard shack and the entrance side of Palmer Drive are on 016-361-35, and the exit side of the road is on 016-361-70. *See* **Exhibit 8** Aerial Photograph of intersection of Palmer Drive and Dayton Valley Road. **Exhibit 9** depicts the entirety of APN 016-361-70. **Exhibit 10** depicts the entirety of APN 016-361-35, which is most of the land constituting the golf course. As the aerial photograph demonstrates, the golf course winds through the community and portions of several of the major roads of the Association cross it.

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> Those portions of the West ½ of Section 17 and the Southeast ¼ of Section 18, Township 16 North, Range 22 East, M.D.B.&M. in the County of Lyon, State of Nevada being more particularly described as follows:
>
> ***All of the lands which lie within the Boundaries of Dayton Valley Country Club Unit 4 as said subdivision is shown per File No. 156206*** of the Official Records of said Lyon County.

The Plat Map of Unit 4, File No. 156206 is attached as **Exhibit 12**. On June 7, 1995, John Lawrence filed a "Parcel Map for John Lawrence" granting forever "***those permanent easements for access . . . shown hereon***." *See* **Exhibit 13**. This Parcel Map refers to what is now APN 016-361-35, the parcel on which the entry side of Palmer Drive and the guard shack are located. At the top of page 2 of this Parcel Map, where the current Palmer Drive intersects with Dayton Valley Road, is a note which states "***Exist public utility, sanitary sewer, drainage and access easement per doc #156206***" (i.e. the Unit 4 Final Map).

In 1998 John Lawrence conveyed numerous parcels including the subject parcels to ComLaw. *See* **Exhibit 14** 1998 JL Deed to COMLAW. On April 19, 1999, ComLaw recorded the Parcel Map for ComLaw No. 445 as File No. 232541 which pertains to APN 016-361-70 and includes a depiction of Palmer Drive with the following note:

> ***Private Road per Document No. 156206***. Private access road . . . ***roadway and drainage maintained by homeowners association.***

See **Exhibit 15** ComLaw Map. Thus, access easements in favor of the Association exist on both APNs 016-361-35 and 016-361-70 in exchange for the Association's obligation to maintain Palmer Drive. The easement is provided for in the Plat Map for Unit 4, and the Supplemental Declaration which annexes Unit 4 refers to the land as said subdivision is shown on the Plat Map.

3. NRED's Flawed Position

The violation which the NRED alleges rests on the premise that the Association's maintenance of Palmer Drive and the guard shack on Palmer Drive somehow constitutes *personal* profit or compensation of any kind from a matter before the executive board of the association because the land on which the road and the guard shack are located belong to Tour Specs Golf Management, LLC ("Tour Specs"). Reliance Golf Management, LLC ("Reliance") is the managing member of Tour Specs and Mr. Kepler, Unit Owner, is the managing member of Reliance.

NRED's flawed presumption is but for the Association's maintenance of this road, Tour Specs would have to pay for its upkeep, which would in turn reduce its profitability, which would in turn reduce the amount of profit or compensation which accrues to Mr. Kepler. Of course, this presumption ignores all of the Governing Documents which require the Association maintain all of the roads including, but not limited to, Palmer Drive. Be that as it may, it is a leap to say that Mr. Kepler, who owns a home in Dayton Valley and is eligible to be on the Board, is somehow prohibited because of a tangential interest in either Tour Specs or Reliance.

NRED has taken the position in the past that the spouse of an association employee (not the community manager but simply someone at the level of a receptionist or club monitor) could not serve on the board because his/her spouse's paycheck constituted "personal profit or compensation." This situation is not the same. Mr. Kepler is multiple degrees removed from the entity which is allegedly deriving a profit or compensation from the Association's maintenance of Palmer Drive. Of course, there is no evidence of any profit or compensation to Tour Specs or Reliance. But, even assuming for purposes of argument that there is some monetary benefit, it still does not follow that Mr. Kepler is receiving personal profit or compensation.

If this were the standard, NRED would seek to prohibit a Unit Owner from running for the Board who, for example:

- Owns a lot which includes a drainage easement maintained by the association because the association's maintenance of this property which it does not own constitutes personal profit or compensation to the owner;
- Is employed by the local municipality which requires an association to maintain the public street median adjacent to the association because the owner receives a paycheck from the municipality which would otherwise have to pay for this upkeep; and
- Is employed by a declarant still building homes in the community because he receives a paycheck from the declarant.

Further, even assuming for the sake of argument that Mr. Kepler's relationship as managing member of an LLC that manages another LLC is "personal" enough that money the LLC does not spend somehow compensates him, it is black letter law that the beneficiary of the easement (i.e,, the Association) is responsible for maintaining the easement unless the terms of the easement provide otherwise. Restatement (Third) of Property (Servitudes) § 4.13 (2000). It is Nevada law per NRS 116, fundamental real property law, and the uncontroverted facts as established herein, therefore, that control here. Tour Specs, Reliance, and ultimately Mr. Kepler are irrelevant to the Association's maintenance obligations which it has met for three decades, and the directive to the Board for the removal of Mr. Kepler must be withdrawn.

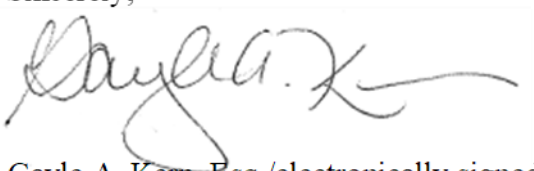
NRED may be attempting to apply the "6 degrees of separation from Kevin Bacon" premise in this situation. Any human being can trace a tangential relationship back another in six or fewer connections. But that is a slippery slope which has no place under Nevada law in determining whether an owner can serve on his or her homeowners association Board. The facts and the law also do not support the conclusion that Mr. Kepler derives any personal profit or compensation whatsoever from work which the Association is obligated under the Governing Document to perform, let alone a personal benefit which would preclude him from serving on the Board.

B. Conclusion

The demand that the remaining Directors remove a Board member who was elected by the Owners and is an Owner within the DVCA is not supported by the law or the fact. Depriving a homeowner from his right to serve on the Board of Directors simply because he is a member of a limited liability company that manages a property owned by another limited liability company that includes some of the private streets within the Association is a serious action. DVCA does not have discretion whether to maintain all of the streets, including Palmer Drive and the Palmer Drive Entry. This maintenance, which has been done for decades, does not confer any personal benefit or compensation to any individual owner which would prevent service on the Board, including Mr. Kepler.

I look forward to hearing from you and receiving a notice of withdrawal of the threat of sanctions against the Board. If you would like to discuss this matter in greater detail, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq. via email

LKG LEACH | KERN | GRUCHOW ANDERSON | SONG

Gayle A. Kern, Esq.
gkern@lkglawfirm.com

Reply to: Reno

May 10, 2022

Via email to twheaton@red.nv.gov and Via first class

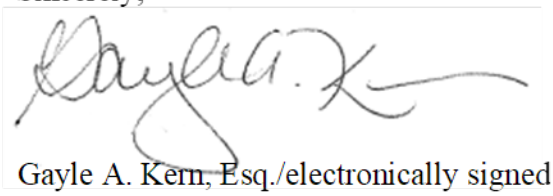
Terry Wheaton
Chief Compliance Audit Investigator
State of Nevada Department of Business and Industry
Real Estate Division
3300 West Sahara Avenue Suite 350
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association ("DVCA")*
File Number 2021-696 and 2021-761

Dear Mr. Wheaton:

I write regarding my letter of February 8, 2022, a copy of which is enclosed. As of today, we have had no substantive response or explanation of the factual and legal bases of the NRED directive that the Board remove Mr. Kepler as a Board member. DVCA does not have discretion whether to maintain all of the streets, including Palmer Drive and the Palmer Drive Entry. This maintenance, which has been done for decades, does not confer any personal benefit or compensation to any individual owner which would prevent service on the Board, including Mr. Kepler. Since it has been ninety days without a response, could we please have the courtesy of a substantive response to all of the numerous factual and legal concerns raised in my February 8 letter, or at least an indication when we could count on such a response? If you could get back to me within the next ten days, we would appreciate it.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosure
c: Client
Joel Locke, Esq. via email

Gayle A. Kern, Esq.
gkern@lkglawfirm.com

Reply to: Reno

February 8, 2022

Via email to twheaton@red.nv.gov and
Via first class and certified mail, return receipt requested

Terry Wheaton
Chief Compliance Audit Investigator
State of Nevada Department of Business and Industry
Real Estate Division
3300 West Sahara Avenue Suite 350
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association ("DVCA")*
File Number 2021-696 and 2021-761

Dear Mr. Wheaton:

I write regarding your letter of January 10, 2022. As you know, in order for the Board members to comply with their fiduciary duties to make decisions on an informed basis, several letters have been written requesting information as to the NRED's assertion that Mr. Kepler is receiving personal compensation or profit as a result of the Association continuing to maintain all of the private streets and two gates for the community, including Palmer Drive and the Palmer Entry Gate. Instead of providing this information, you wrote accusing the Board of ignoring the letter of instruction, although the Board appropriately requested clarification.

In your letter of January 10, 2022, you failed to respond to the Board's request for clarification, information, and facts to make an informed decision. Furthermore, the factual and legal bases of the letter and your directive that the Board remove Mr. Kepler as a Board member are wrong in many respects.

A. There is no factual or legal basis under Nevada law for the removal of Mr. Kepler from the Board.

First, the demand/directive that the members of the Board remove a director is contrary to Nevada law. NRS 116.31036(1) provides the basis for removal of directors by the members of the Association. There is no provision in NRS 116 that addresses the Board's removal of another director. Although NRS 116 is silent as to whether the Board could exercise discretion under the

Bylaws to remove a director, on information and belief the NRED previously determined that a Board could choose to exercise such discretion if there is some provision in the Bylaws that allows for removal of a director. This NRED determination is irrelevant here, however, as the Bylaws of Dayton Valley do not allow the Board to remove Mr. Kepler, a director, in these circumstances.

1. NRS Chapter 116 and the Bylaws

The Bylaws of Dayton Valley at Art. VI, Section 3 states:

> …The entire Board ***or any individual Director may be removed from office,*** with or without cause, ***at any duly called, noticed and held annual or special meeting of the Members,*** at which a quorum is present, by a majority of the total Members, at which a quorum is present, by a majority of the total votes present at such meeting either in person or by proxy, and entitled to vote, provided, however the [sic] ***unless the entire Board is removed from office by the vote of the Members*** of the Association, ***no individual Director shall be removed prior to the expiration of his term of office*** if the votes cast against removal or not consenting in writing to such removal would be sufficient to elect the Director if voted cumulatively at an election at which the same number of votes were cast and the entire number of Directors authorized at the time of the most recent election of the Director were then being elected.
>
> A Director who has been elected to office solely by the votes of Members other than Declarant may be removed from office prior to the expiration of his term of office ***only by a vote of at least simple majority of the voting power residing in Members*** other than Declarant.
>
> ***In the event that any member of the Board shall be absent for four (4) consecutive regular meetings of the Board of Directors***, the Board ***may,*** by action taken at the meeting during which said fourth absence occurs, declare the office of said absent Director to be vacant.

(Emphasis added). In short, your demand that the Board remove Mr. Kepler as a Board member is not allowed under Nevada law.

Your threat against the remaining members of the Board to sanction them for refusing to remove a director also constitutes a directive that is not allowed under NRS 116 or the Bylaws of Dayton Valley. The threat is not because Mr. Kepler was absent from four (4) consecutive meetings, as provided for in Art. VI, Section 3, and you now are demanding the Board declare the office vacant. Four (4) consecutive absences are the only circumstances which allow that the Board "may" take action to declare a position on the Board to be vacant. Even this provision does not allow the remaining Directors to remove a Board member. Regardless, those are not the facts here and, even if they were, the language of the Bylaws does not make the declaration of the office to be vacant by the Board mandatory.

Moreover, you threaten the remaining members of the Board based on the erroneous assertion that the continued maintenance of the private streets and the gates provides some personal benefit to a member of the Association. Under such circumstances, even if true, there is ***no legal authority*** in either NRS 116 or the Bylaws that would allow the members of the Board to exercise such a power. Therefore, your letter of January 10, 2022, should be withdrawn for this reason alone.

2. The Facts

a.) ***Maintenance of the Roads and Gates by the Association for Three Decades***

The factual basis for your directive is also wrong. You contend that the maintenance of the private streets and entry gates of Dayton Valley constitutes discretionary action resulting in a personal benefit to Mr. Kepler. In fact, as the documents establish, Dayton Valley has maintained the private streets for decades. Such maintenance is required under the governing documents and does not constitute a personal benefit to Mr. Kepler, any more than it does to any other member of the Association.

In addition to the numerous documents and information previously provided, I enclose the Reserve Studies dating back to 2012 (**Exhibits 1-5**). As you can clearly see, all of the roads, including Palmer Drive and the Palmer Entry Gate, have been maintained and reserved by the Association. To assert that in July of 2021, when James Kepler was elected to the board of directors, is when the Association first allocated assessment funds to the maintenance and upkeep of the guard shack and road is simply not true.

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The allocation of funds for the maintenance and repair for all of the streets within the community did not start when Mr. Kepler was elected to the Board. To the contrary, in accordance

with the specific requirements of the County and the Declaration, the Association has maintained the private streets and the gates for over three decades.

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In 1998 John Lawrence conveyed numerous parcels including the subject parcels to ComLaw. *See* **Exhibit 14** 1998 JL Deed to COMLAW. On April 19, 1999, ComLaw recorded the Parcel Map for ComLaw No. 445 as File No. 232541 which pertains to APN 016-361-70 and includes a depiction of Palmer Drive with the following note:

> ***Private Road per Document No. 156206***. Private access road . . . ***roadway and drainage maintained by homeowners association.***

See **Exhibit 15** ComLaw Map. Thus, access easements in favor of the Association exist on both APNs 016-361-35 and 016-361-70 in exchange for the Association's obligation to maintain Palmer Drive. The easement is provided for in the Plat Map for Unit 4, and the Supplemental Declaration which annexes Unit 4 refers to the land as said subdivision is shown on the Plat Map.

3. NRED's Flawed Position

The violation which the NRED alleges rests on the premise that the Association's maintenance of Palmer Drive and the guard shack on Palmer Drive somehow constitutes *personal* profit or compensation of any kind from a matter before the executive board of the association because the land on which the road and the guard shack are located belong to Tour Specs Golf Management, LLC ("Tour Specs"). Reliance Golf Management, LLC ("Reliance") is the managing member of Tour Specs and Mr. Kepler, Unit Owner, is the managing member of Reliance.

NRED's flawed presumption is but for the Association's maintenance of this road, Tour Specs would have to pay for its upkeep, which would in turn reduce its profitability, which would in turn reduce the amount of profit or compensation which accrues to Mr. Kepler. Of course, this presumption ignores all of the Governing Documents which require the Association maintain all of the roads including, but not limited to, Palmer Drive. Be that as it may, it is a leap to say that Mr. Kepler, who owns a home in Dayton Valley and is eligible to be on the Board, is somehow prohibited because of a tangential interest in either Tour Specs or Reliance.

NRED has taken the position in the past that the spouse of an association employee (not the community manager but simply someone at the level of a receptionist or club monitor) could not serve on the board because his/her spouse's paycheck constituted "personal profit or compensation." This situation is not the same. Mr. Kepler is multiple degrees removed from the entity which is allegedly deriving a profit or compensation from the Association's maintenance of Palmer Drive. Of course, there is no evidence of any profit or compensation to Tour Specs or Reliance. But, even assuming for purposes of argument that there is some monetary benefit, it still does not follow that Mr. Kepler is receiving personal profit or compensation.

If this were the standard, NRED would seek to prohibit a Unit Owner from running for the Board who, for example:

- Owns a lot which includes a drainage easement maintained by the association because the association's maintenance of this property which it does not own constitutes personal profit or compensation to the owner;
- Is employed by the local municipality which requires an association to maintain the public street median adjacent to the association because the owner receives a paycheck from the municipality which would otherwise have to pay for this upkeep; and
- Is employed by a declarant still building homes in the community because he receives a paycheck from the declarant.

Further, even assuming for the sake of argument that Mr. Kepler's relationship as managing member of an LLC that manages another LLC is "personal" enough that money the LLC does not spend somehow compensates him, it is black letter law that the beneficiary of the easement (i.e,, the Association) is responsible for maintaining the easement unless the terms of the easement provide otherwise. Restatement (Third) of Property (Servitudes) § 4.13 (2000). It is Nevada law per NRS 116, fundamental real property law, and the uncontroverted facts as established herein, therefore, that control here. Tour Specs, Reliance, and ultimately Mr. Kepler are irrelevant to the Association's maintenance obligations which it has met for three decades, and the directive to the Board for the removal of Mr. Kepler must be withdrawn.

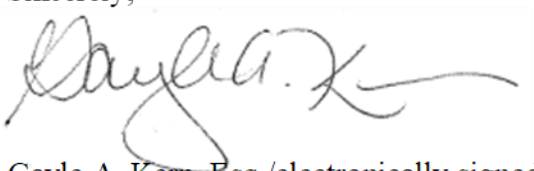
NRED may be attempting to apply the "6 degrees of separation from Kevin Bacon" premise in this situation. Any human being can trace a tangential relationship back another in six or fewer connections. But that is a slippery slope which has no place under Nevada law in determining whether an owner can serve on his or her homeowners association Board. The facts and the law also do not support the conclusion that Mr. Kepler derives any personal profit or compensation whatsoever from work which the Association is obligated under the Governing Document to perform, let alone a personal benefit which would preclude him from serving on the Board.

B. Conclusion

The demand that the remaining Directors remove a Board member who was elected by the Owners and is an Owner within the DVCA is not supported by the law or the fact. Depriving a homeowner from his right to serve on the Board of Directors simply because he is a member of a limited liability company that manages a property owned by another limited liability company that includes some of the private streets within the Association is a serious action. DVCA does not have discretion whether to maintain all of the streets, including Palmer Drive and the Palmer Drive Entry. This maintenance, which has been done for decades, does not confer any personal benefit or compensation to any individual owner which would prevent service on the Board, including Mr. Kepler.

I look forward to hearing from you and receiving a notice of withdrawal of the threat of sanctions against the Board. If you would like to discuss this matter in greater detail, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq. via email

LKG LEACH | KERN | GRUCHOW ANDERSON | SONG

Gayle A. Kern, Esq.
gkern@lkglawfirm.com

Reply to: Reno

June 14, 2022

Via email to twheaton@red.nv.gov and Via first class

Terry Wheaton
Chief Compliance Audit Investigator
State of Nevada Department of Business and Industry
Real Estate Division
3300 West Sahara Avenue Suite 350
Las Vegas, Nevada 89102

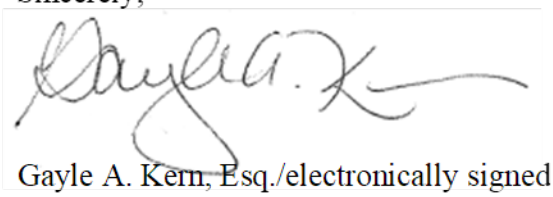
Re: *Dayton Valley Community Association ("DVCA")*
File Number 2021-696 and 2021-761

Dear Mr. Wheaton:

It has been another month since you last communicated that the issues raised in my various letters were under review and research by a Deputy Attorney General. The delay in addressing the possible consequences of the NRED taking the position the Association is not required to maintain the roads and the gates for this community is creating issues within the community. In addition, the concept that a Board would have the power to unilaterally remove a duly elected owner when there is no power identified in the governing documents giving such power is also causing problems. There is no question that it is of grave concern to suggest the Board take action that would be in violation of the Declaration and Bylaws in either not maintaining the roads and gates as required or taking unilateral action to remove a board member without authority.

Could you please let me know which Deputy Attorney General is reviewing this matter so I may communicate directly?

Sincerely,



Gayle A. Kern, Esq./electronically signed

c: Client
Joel Locke, Esq. via email

Gayle A. Kern, Esq.
gkern@lkglawfirm.com

Reply to: Reno

September 1, 2022

Via email to twheaton@red.nv.gov and original via certified mail, return receipt requested and copy via first class

Terry Wheaton
Chief Compliance Audit Investigator
State of Nevada Department of Business and Industry
Real Estate Division
3300 West Sahara Avenue Suite 350
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association ("DVCA")*
File Number 2021-696 and 2021-761

Dear Mr. Wheaton:

As you know, I represent the Dayton Valley Community Association ("DVCA"). As the Association's general counsel, please ensure I am copied on any communication with my client.

I am in receipt of your demand letter sent to various former and current members of the Board of DVCA dated July 18, 2022 in which you state that the Association "has failed to cooperate with the Division." Such failure is defined by the Division as the individual Board members not taking action to unilaterally remove a duly elected owner and member of the Board. Of course, when there is no power identified in the governing documents or NRS 116 giving such power of unilateral removal of a member of the Board to the remaining Directors, the Board is understandably concerned that taking such unlawful action would then expose them to liability. They are very careful about taking action as the law allows and not going outside of their lawful authority. Both my client and I are concerned that the NRED would issue a directive that is not lawful.

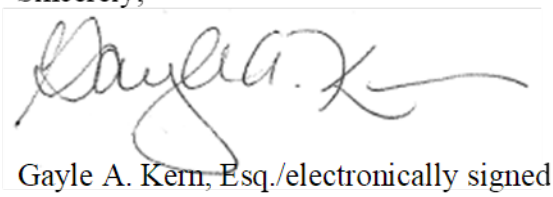
Moreover, the assertion that my client has not cooperated with the Division is simply not true. My client provided all documents requested by the NRED and has communicated, through its general counsel, on dozens of occasions. My client engaged at all times in meaningful and cooperative ways. Again, ensuring they do not take action the law does not authorize does not support a conclusion of lack of cooperation as to the members of the Board. To the contrary, making sure that they comply with the obligations in the Declaration and do not take action in violation of the governing documents or Nevada law is precisely what is required of the Directors.

More importantly, your letter is quite perplexing as I have not received a response to my multiple letters to the Division outlying the significant ramifications of complying with the Division's unreasonable demand, and also requesting information and analysis the Division is relying on to make their demand. Enclosed for your reference is my October 25, 2021 letter to Michelle Briggs, Esq., and my February 8, 2022 letter to you. Although there were numerous other communications, these two letters included the substantive analysis that should have been addressed by the Division. As is clear and has never been addressed by the Division, my client does not have a choice whether to maintain and repair all of the private streets within the subdivision. My client is concerned that the demands of the Division rely on the false assertions my client is not lawfully obligated to take care of the private streets and gates as mandated by the governing documents. The Division's conclusion that Mr. Keppler (who does not even own the golf course) is somehow the recipient of compensation for maintenance and repair of the private streets and gates means the Association's 30-plus year history of such maintenance and repair really was not necessary and simply was a gift to the golf course owner. In the letters I sent, this conclusion of the Division and its inexplicable conclusion is demonstrated to be inconsistent with the governing documents.

Although the governing documents are silent as to any contribution for maintenance expenses from any other party and no document imposes any such obligation, the Board contacted the owner of the golf course. The owner of the golf course has indicated its willingness to enter into a binding agreement for a monthly contribution as calculated on an equivalent of a certain number of assessments, so the amount would go up or down with the assessments identified in the budget each year. My client asked that I provide this information to you and see if the NRED would withdraw the directive and close the investigation based on this possible resolution to the investigation. If so, please let me know and we will provide you a copy of the agreement that is ultimately reached.

We look forward to hearing from you.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq. via email

Gayle A. Kern, Esq. Reply to: Reno

October 25, 2021

Via email to mbriggs@ag.nv.gov and first class mail

Michelle D. Briggs, Esq.
Office of the Attorney General
555 E. Washington Ave., Suite 3900
Las Vegas, NV 89101

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Briggs:

I write regarding a Letter of Instruction received from the Nevada Real Estate Division. I enclose the Letter of Instruction, the original letters received and our numerous responses. As you will note, without conducting a hearing or providing any evidence, the Nevada Real Estate Division is ordering the members of the Board remove a duly elected unit's owner, James Kepler. I write to you as my communications with the Nevada Real Estate Division have not resulted in any meaningful dialogue or discussion regarding the extraordinary directive.

Due Process

We have received nothing to support the allegations contained in the letter demanding that Board members take action to remove a duly elected member of the Board, James Kepler. Pursuant to NRS 116.745 *et seq.* the Nevada Real Estate Division ("NRED") does not have the jurisdiction to order such an action. In addition, the NRED must provide specific and detailed information regarding an alleged personal profit or compensation to Mr. Kepler so that the Board may take appropriate action. At this time, there is no information in the records of the Association indicating any personal profit or compensation to Mr. Kepler, personally, because the Association is maintaining the private roads within the community. A portion of the road system is included in the parcels owned by a limited liability company ("LLC"). Lyon County does not create separate parcels for roads, so all of the roads are included in other parcels. Each Board member, in compliance with his or her fiduciary duty, must take action on an informed basis. Therefore, without information of ***personal*** profit or compensation to Mr. Kepler, who is but one member of

the LLC, taking action to remove him from the Board would result in each Board member's violation of NRS 116.3103.

We have previously requested on numerous occasions for the NRED to provide a detailed analysis of the alleged violation(s) of Chapter 116 together with the facts supporting such alleged violation(s). Unfortunately, the only information provided is a reference to a need for annexation (which is legally not accurate) and the unsupported assertion that the maintenance of the private roads constitutes a personal profit by or compensation to Mr. Kepler. In essence, the Division is taking the position that the compliance with the County's requirement that the private roads be maintained by the Association and the Association's compliance with the requirements of the governing documents constitute a personal profit or compensation to Mr. Kepler.

This maintenance has continued for 20-30 years and is in accordance with the specific obligation of the CC&Rs that, whether arising by easement or ownership, the Association is required to maintain the private roads. We have requested that the NRED identify with particularly how fulfilling the duty under the CC&Rs would constitute a personal profit or compensation to Mr. Kepler. In addition, if the NRED contends this maintenance results in a personal profit or compensation, it would follow that if the Association were to abandon its obligations and refuse to maintain the private roads, the personal profit or compensation would cease. If this is the case, then the Division would be putting the Board in the untenable position of deciding whether the Association should ignore its repair and maintenance obligations of the private roads in violation of its governing documents or remove a Board member without evidence of personal profit or compensation.

In addition, we have not been provided with a copy of the Intervention Affidavit for our review. I understand the Division's reliance on NRS 116.757. However, it is our contention that this statute is unconstitutional and deprives the Association and its Board of due process. I would note that when an Association is conducting a violation hearing, it must provide all underlying documentation. *See* NRS 116.31031. If due process is afforded to a homeowner for a violation, it is unconstitutional for the State to launch an investigation, demand removal of a duly elected member of the Board and not be required to conduct a hearing, not be required to provide evidence of the alleged violation, and not be required to provide a copy of the intervention affidavit. The Association reserves all rights to challenge this investigation, seek its dismissal, and assert damages against the NRED for the prosecution of this action without affording due process to the Board members who are ordered to remove another director without any evidence of personal profit or compensation.

Additionally, as you know, in order for a person to exercise his or her rights to file an affidavit, the aggrieved person must provide the respondent by certified mail, return receipt requested, with written notice of the alleged violation set forth in the affidavit. *See* NRS 116.760(2). The notice must be mailed to the respondent's last known address and specify in reasonable detail, the alleged violation, any actual damages incurred by the aggrieved person as a

result of the alleged violation, and any corrective action proposed by the aggrieved person. *Id*. If the Division has a copy of a notice that has been alleged to have been sent to the Board as required by NRS 116.760, please provide a copy immediately in order to provide my client due process. If the Division does not have a copy, then the instruction letter must be withdrawn.

My client should also be provided copies of all documents in the file maintained by the Division including, but not limited to, any letters that were sent prior to filing for this intervention and any and all evidence of any personal profit and/or compensation that the Association allegedly pays to Mr. Kepler. Refusal to provide this documentation constitutes further denial of my client's due process rights, not to mention Mr. Kepler's whom the Division is seeking to have removed from his duly elected position on the Board. The adjacent golf course has been in existence since the community was developed. The original CC&Rs included reference to the private gates that would be maintained by the Association and required the Association to maintain and repair the roads and roadways. There have been many owners of the golf course during the past 30 years of this Association, and there has never been any assertion that any entity other than the Association must comply with the requirements of the CC&Rs which impose the maintenance obligation of the roads on the Association.

With respect to the records that the Division allegedly has to support a conclusion that Mr. Kepler has received a personal profit or compensation, the Association has received none of them. It is suspected none exist, but if there is something that indicates that Mr. Kepler receives some personal profit or compensation as a result of the continued maintenance of the roads, then the Association is entitled to those documents. While records may be confidential from the general public, they are not confidential from the party or parties who are the target of the investigation. The members of the Board must be allowed to review all relevant documents for the specific allegations that there has been personal profit or compensation paid to Mr. Kepler in order to meet their respective duties.

Jurisdiction

The Nevada Real Estate Division lacks jurisdiction to require the Board members make a finding that the maintenance and repairs of the private roads constitutes personal profit and compensation to Mr. Kepler. This allegation arises from and is based upon the application and interpretation of the governing documents of the Association. The jurisdiction of the Division to adjudicate claims made in intervention affidavits, however, is strictly limited to alleged violations of NRS Chapter 116, as a matter of law, and per an official directive from the State of Nevada Attorney General's Office made pursuant to NRS 116.620(3). *See* NRS 116.745; NRS 116.750. The Division is not granted jurisdictional authority by Nevada law to adjudicate disputes involving the governing documents of common-interest community associations.

Furthermore, the Division is specifically prohibited by Nevada law from interfering in any internal activities of an association except to the extent necessary to prevent or remedy a "violation" as defined in NRS 116.745. *See* NRS 116.755(3). The demand that the Board vote to remove a Board member without any hearing or finding that Mr. Kepler derives some personal profit or compensation from the Association's maintenance of the private roads as mandated by Lyon County and required by the CC&Rs is forcing the Board to violate its obligations under NRS 116.3103. By continuing its demand that a duly elected Board member be removed unilaterally by the remainder of the Board members, the Division is interfering in the internal affairs of the Association and attempting to investigate a governing document dispute over which it has no jurisdiction.

NRS Chapter 38 and the Business Judgment Rule

A civil action for damages or other appropriate relief for a failure or refusal to comply with any provision of Chapter 116 or the governing documents of an association may be brought by a homeowner against an association subject to the provisions of NRS 38.310. *See* NRS 116.4117. As amended in 2013, NRS 38.310(1) states that no civil action based upon a claim relating to the interpretation, application or enforcement of any covenants, conditions or restrictions applicable to residential property may be commenced until the matter has first been submitted to mediation or, if the parties agree, has been referred to a program pursuant to the provisions of NRS 38.300 to 38.360, inclusive. Pursuant to NRS 38.310(2), and the Nevada Supreme Court's ruling in *Hamm, et al v. Arrowcreek Homeowners Association*, 124 Nev. 290, 183 P.3d 895 (2008), a district court is required to dismiss an action that does not comply with the requirements of NRS 38.310(1).

In order for there to be a violation of Chapter 116 as to the business of the Association, it must first be concluded that the Board did not perform its duties as set forth in NRS 116.3103(1). This provision is the fiduciary duty adopted by the Nevada legislature and reads, as follows: "Except as otherwise provided in the declaration, the bylaws, this section or other provisions of this chapter, the executive board may act in all instances on behalf of the association. In the performance of their duties, the officers and members of the executive board are fiduciaries. The members of the executive board are required to exercise the ordinary and reasonable care of directors of a corporation, subject to the business-judgment rule."

Under the business judgment rule, the directors of corporations have discretion to act on behalf of the corporation and will not be liable for honest mistakes errors or mistakes of judgment, as long as they acted in good faith. *Schwarzmann v. Ass'n of Apartment Owners of Bridgehaven*, 655 P.2d 1177, 1180 (Wash. Ct. App. 1982) (*citing Nursing Home Bldg. Corp. v. DeHart*, 535 P.2d 137 (1975)). In *Schwarzmann*, the Schwarzmanns filed suit against the board of directors of the Association of Apartment Owners of Bridgehaven (the "Bridgehaven Board"), alleging that it had breached its fiduciary duties by failing to repair damage to the Schwarzmanns' ceiling and furniture caused by water leaks. 655 P.2d at 1178. When the Bridgehaven Board first learned of the damage, it conducted several inspections to determine whether the water intrusion had been

caused by areas over which the Bridgehaven Association had the duty to maintain and repair. *Id*. at 1178-79. The Bridgehaven Board ultimately decided that it was not responsible for the damages sustained by the Schwarzmanns and the trial court ruled in its favor. *Id*. at 1179.

On appeal, the court stated that the actions of the Bridgehaven Board were subject to the business judgment rule and that courts will not second-guess the actions of directors absent a showing of fraud, dishonesty, or incompetence. *Id*. at 1181. The court concluded that there was no evidence of bad faith or improper motive and, thus, the Bridgehaven Board did not breach its fiduciary duty to the Schwarzmanns by refusing to repair the damage to their unit. *Id*.

In *Papalexiou v. Tower West Condo*., 401 A.2d 280, 286 (N.J. Super.1979), the New Jersey court stated that the board of directors is not expected to be incapable of error, but rather must act reasonably and in good faith in carrying out its duties. Similarly, in *Levandusky v. One Fifth Ave. Apartment Corp*., 553 N.E.2d 1317, 1321 (N.Y. 1990), the court held that the business judgment rule prohibits judicial inquiry into the actions of corporate directors when such actions were taken in good faith and in the exercise of honest judgment.

The business judgment rule bars a finding of liability on the part of a director when the director acted in good faith which he or she believes, based on a reasonable investigation, to be in the best interests of the corporation. *Finley v. Superior Court of Orange County*, 80 Cal.App.4th 1152, 96 Cal.Rptr.2d. 128 (2000); *Barnes v. State Farm Mut. Auto. Ins. Co*., 16 Cal.App.3d 1250, 1263, 256 Cal.Rptr. 702 (1989).

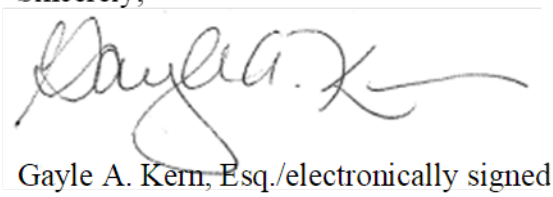
Thus, it is clear that the business judgment rule is not an affirmative obligation imposed on a board of directors, but is a defense to the attempt at second-guessing action taken by the board, which NRED is trying to do here.

In short, there is a specific process for taking action when there is an allegation of a Board violation of NRS 116, and that process contemplates application of the business judgment rule as set forth in NRS 116.3103(1) and supporting caselaw. The Division is not following that process. Instead of following this process and providing a hearing to Mr. Kepler and the documentation which allegedly supports NRED's position, the NRED is putting the Board in the position of making a decision without the ability to be fully informed as required by NRS 116.3103.

If compliance with its obligations under the CC&Rs to maintain the roads, whether owned or by easement, together with the County mandate that the Association maintain the roads confers a personal profit or compensation to an individual unit owner, then NRED is taking the position that the Association has discretion in whether to maintain the roads. This is, of course, not true. The Association may not cease its maintenance and repairs of the private roads. Therefore, to determine that Association compliance with its obligation of repair and maintenance constitutes a personal profit or compensation to Mr. Kepler is without legal or factual support and contrary to Lyon County and the governing document requirements.

I look forward to hearing from you. If you would like to discuss this matter in greater detail, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq. via email
Christy M. Staffen via email

STEVE SISOLAK
Governor

TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Ombudsman

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
CICOmbudsman@red.nv.gov
http://www.red.nv.gov

August 9, 2021

Dayton Valley Community Association
Dennis Drury
C/O CAMCO
Attn: Julie Thompson
Po Box 400518
Las Vegas, Nv 89140

Via U.S. Certified Return Receipt Mail # 7018 1130 0001 6026 8475

Case No: 2021-696

Dear Mr. Drury:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has received a complaint against the executive board of the **Dayton Valley Community Association**, and the Division has opened an investigation to determine if there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. The actual complaint is confidential in accordance with NRS 116.757.

Please provide a written response to the following allegations:

Allegation 1: It is alleged that you *"NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure statements. Allowing Board member to motion for vote on matter that board member was as matter of scrutiny of."*

It is alleged that your actions are a violation of **NRS 116.3103 and NRS 116.31034(9)(a) and (13)**.

Allegation 2: It is alleged that you *"NRS 116.31034(9)(a)(b) Failed to review candidates disclosure documents for compliance."*

It is alleged that your actions are a violation of **NRS 116.31034(9)(a)(b)**.

Allegation 3: It is alleged that you *"NRS 116.31034(13)(a)(b) DVCA Board failed to review candidates disclosure statements included in an election package at the 6/9/2021 board meeting."*

It is alleged that your actions are a violation of **NRS 116. 31034(13)(a)(b)**.

Please provide a written response to these allegations, along with evidence and/or information and/or witness contact information (If any), to corroborate your response to the allegations.

Please provide all documents or other evidence to support your written response.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **10 business days from the date of this letter.**

Please be advised that pursuant to NAC 116.405(5), the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. NAC 116.405(5) states in part:

In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:

(a) Failing to comply with a request by the Division to provide information or documents;

(b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or

(c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at csmstaffen@red.nv.gov.

Sincerely,

Christy Staffen

_____

Compliance Audit Investigator II

cc:

President

Dennis Drury

662 St Andrews Dr

Dayton, Nv 89403

Vice President
Sandy Mass
285 La Costa Ave
Dayton, Nv 89403

Secretary
Paula Darragh
211 Portruch Ct.
Dayton, Nv 89403

Treasurer
Doug Kreie
144 Sawgrass Ln.
Dayton, Nv 89403

Board Director
Amy Puzzo
908 Lakeview Dr.
Dayton, Nv 89403

Board Director – Complainant
Joseph Hughes
905 Lakeview Dr.
Dayton Valley, Nv 89403

STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
CICOmbudsman@red.nv.gov
http://www.red.nv.gov

TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Ombudsman

August 9, 2021

Dayton Valley Community Association
Dennis Drury
C/O CAMCO
Attn: Julie Thompson
Po Box 400518
Las Vegas, Nv 89140

Via U.S. Certified Return Receipt Mail # 7018 1130 0001 6026 8482

Case No: 2021-761

Dear Mr. Drury:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has received a complaint against the executive board of the **Dayton Valley Community Association**, and the Division has opened an investigation to determine if there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. The actual complaint is confidential in accordance with NRS 116.757.

Please provide a written response to the following allegations:

Allegation 1: It is alleged that you *"NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure statements. Allowing Board member to motion for vote and vote on matter that board member was directly the subject matter of review of their own omissions.*

It is alleged that your actions are a violation of **NRS 116.3103 and NRS 116.31034(9)(a) and (10)**.

Allegation 2: It is alleged that you *"NRS 116.31034(9)(a)(9) each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must: (a) Make a good*

faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board.

It is alleged that your actions are a violation of **NRS 116.31034(9)(a)**.

Allegation 3: It is alleged that you *"NRS 116.31034(10)(a)(2)(10) Except as otherwise provided in subsections 11 and 12, unless a person is appointed by the declarant (a) A person may not be a candidate for or member of the executive board or an officer of the association if: 2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association."*

It is alleged that your actions are a violation of **NRS 116. 31034(10)(a)(2)**.

Please provide a written response to these allegations, along with evidence and/or information and/or witness contact information (If any), to corroborate your response to the allegations.

Please provide all documents or other evidence to support your written response.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **10 business days from the date of this letter.**

Please be advised that pursuant to NAC 116.405(5), the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. NAC 116.405(5) states in part:

In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:

(a) Failing to comply with a request by the Division to provide information or documents;

(b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or

(c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at cmstaffen@red.nv.gov.

Sincerely,

Christy Staffen

_____

Compliance Audit Investigator II

Cc:

Sandy Mass
285 La Costa Ave
Dayton, Nv 89403

Paula Darragh
211 Portruch Ct.
Dayton, Nv 89403

Doug Kreie
144 Sawgrass Ln.
Dayton, Nv 89403

Amy Puzzo
908 Lakeview Dr.
Dayton, Nv 89403

Joseph Hughes
905 Lakeview Dr.
Dayton Valley, Nv 89403

Gayle A. Kern, Esq. Reply to: Reno

August 20, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-696

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association") and has been retained by the Board of Directors ("Board") to respond to your letter of August 9, 2021 to the Board President, Dennis Drury, regarding Case No. 2021-696 with the Nevada Real Estate Division ("Division"). As we discussed on the phone, the enclosed comprehensive response regarding this claim was sent to Ms. Michael on July 27, 2021. I have not provided the documents again as I understand they are in the Division's files. If you need me to send them again, please do not hesitate to contact me.

However, in the interest of expediting the closure of this matter, I repeat the Division's allegations in the August 9, 2021 letter and respond below. In addition, we are confused as to why the matter did not conclude after the correspondence with Ms. Michael. If you could explain why the Division is continuing the investigation, we would appreciate it. These investigations are very expensive and time-consuming for an Association and when there is no evidence to support the allegations by the owners, it would seem appropriate the Division would take no further action. If after review of the July 27, 2021 letter, there had been any concerns, we most certainly would like to address such concerns. However, as the allegations do not add any concerns, we are unsure if there is additional information you require.

Allegations and Response:

1. It is alleged that you "NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure

statements. Allowing Board member to motion for vote on matter that board member was as matter of scrutiny of [sic].” It is alleged that your actions are a violation of NRS 116.3103 AND NRS 116.31034(9)(a) and (13).

2. It is alleged that you “NRS 116.31034(9)(a)(b) and (13) Failed to review candidate disclosure documents for compliance. It is alleged that your actions are a violation of NRS 116.31034(9)(a)(b).

3. It is alleged that you “NRS 116.31034(13)(a)(b) DVCA Board failed to review candidate disclosure statements included in an election package at the 6/9/2021 board meeting.” It is alleged that your actions are a violation of NRS 116.31034(13)(a)(b).

The alleged violations are of NRS 116.3103, NRS 116.31034(9)(a)(b), and NRS 116.31034(13). These provisions are set forth below.

> **NRS 116.3103 Power of executive board to act on behalf of association; members and officers are fiduciaries; duty of care; application of business-judgment rule and conflict of interest rules; limitations on power.**
>
> 1. Except as otherwise provided in the declaration, the bylaws, this section or other provisions of this chapter, the executive board acts on behalf of the association. In the performance of their duties, the officers and members of the executive board are fiduciaries and shall act on an informed basis, in good faith and in the honest belief that their actions are in the best interest of the association. Officers and members of the executive board:
>
> (a) Are required to exercise the ordinary and reasonable care of officers and directors of a nonprofit corporation, subject to the business-judgment rule; and
>
> (b) Are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation organized under the law of this State.
>
> 2. The executive board may not act to:
>
> (a) Amend the declaration.
>
> (b) Terminate the common-interest community.
>
> (c) Elect members of the executive board, but notwithstanding any provision of the governing documents to the contrary, the executive board may fill vacancies in its membership for the unexpired portion of any term or until the next regularly scheduled election of executive board members, whichever is earlier. Any executive board member elected to a previously vacant position which was temporarily filled by board appointment may only be elected to fulfill the remainder of the unexpired portion of the term.

(d) Determine the qualifications, powers, duties or terms of office of members of the executive board.

3. The executive board shall adopt budgets as provided in NRS 116.31151.

NRS 116.31034 Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.

. . .

9. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must:

(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

(b) The nominated candidates shall be deemed to be duly elected to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15.

. . .

13. If a person is not eligible to be a candidate for or member of the executive board or an officer of the association pursuant to any provision of this chapter, the association:

(a) Must not place his or her name on the ballot; and

(b) Must prohibit such a person from serving as a member of the executive board or an officer of the association.

Allegation 1 is nonsensical and incomprehensible. To the extent that it raises an issue, it is the same as Allegations 2 and 3. All of the allegations relate to the alleged failure of the Board to review the candidate disclosure statements. Not a single fact is provided that would support any such allegation. The goal of Mr. Hughes was to convince the Board that many of the candidates, all of whom were not aligned with him, would be removed from the ballot and not allowed to be candidates for the Board. It was a transparent attempt by Mr. Hughes to avoid having to compete with other candidates and reduce the number of candidates to increase his chances of election. This complaint is frivolous.

To the contrary of the allegations, all Board members had a copy of and were able to review the proposed election packet that included all of the candidate disclosure statements. Mr. Hughes is just angry that the other members on the Board did not want to interfere with the rights of any owner to be a candidate when there was absolutely no facts or evidence that any of the candidates (1) resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association or (2) stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association or (3) the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association. Candidate disclosures are governed by NRS 116.31034. As noted by the NRED, there is no required form that is used, but there are guidelines that have been provided by the NRED over the years.

NRS 116. 31034 (9) identifies disclosures that must be made by a candidate for the Board. This provision states in pertinent part:

> "Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must: (a) Make a good faith effort ***to disclose*** any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board." **[Emphasis Added]**.

The disclosure of a potential conflict one way or the other is not included as one of the identified grounds to prevent a member of an association be a candidate for the Board. It is up to the membership to decide whether or not to elect a candidate, taking into account the information provided by that candidate.

Absent evidence of one of the three issues identified in NRS 116.31034(10), a candidate must not be removed from a ballot as Joseph Hughes urged. The Association has absolutely no authority to refuse to include a name on the ballot, and every member has the right to be a candidate for the Board, *unless* that member is disqualified by one of the specifically enumerated disqualifying items identified in NRS 116.31034(10)(a). It is a dangerous position to encourage or allow a Board to leave off candidates. In this case, the former Board member who filed this complaint, Joseph Hughes, wanted all those candidates he did not support to be removed from the ballot for a myriad of reasons, none of which rose to the level of the limited grounds for depriving an owner the right to be a candidate for the Board. When the majority of the Board disagreed with him, he alleged, without any facts, that they were not looking at the disclosures. To the contrary, all of the disclosures had been provided to all of the members of the Board and he was just angry that he was going to face 15 other candidates and be one of 16 candidates for 7 positions.

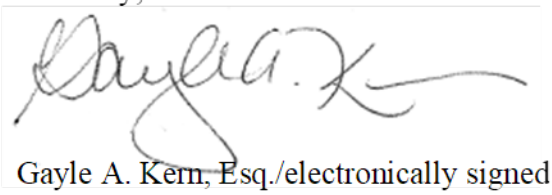
Mr. Hughes was advised during the meeting where the Board specifically reviewed the packet and the majority approved the packet with all of the candidates on the ballot of the limited reasons a candidate could be removed from the ballot. The bases for disqualification, in which a person may not be a candidate for or member of the executive board or an officer of the association under NRS 116.31034(10)(a), are limited to three distinct items and are set forth below:

> (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
>
> (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or
>
> (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.

None of the claims made by Mr. Hughes against his competitors are included in these enumerated disqualifying items, and an unsupported belief that a conflict of interest may exist is not a disqualifying item as identified in NRS 116.31034(10)(a). The Board reviewed all candidate disclosure statements and found that the challenges from Mr. Hughes without merit and, more importantly, did not involve any of the disqualifying matters identified in NRS 116.3034(10). The law recognizes that except in those three limited circumstances specified in NRS 116.3034(10), any unit owner may be a candidate for election to the Board of a common interest community. Disqualification is a serious and exceptional issue that should not be treated lightly. The unsupported allegations of some vague and unsubstantiated claim of personal profit or compensation when there is no evidence of any compensation of any kind by the Association to any of the candidates in all the years of its existence should not form the basis of a disqualification of any of the 16 candidates that ran for the Board in the last election.

We look forward to your continuing professional courtesies. If there is anything you would like to discuss, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

c: Client

Gayle A. Kern, Esq. Reply to: Reno

August 20, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-761

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association") and has been retained by the Board of Directors ("Board") to respond to your letter of August 9, 2021 to the Board President, Dennis Drury, regarding Case No. 2021-761 with the Nevada Real Estate Division ("Division"). Although I was not aware of a third complaint being filed, my previous comprehensive response regarding Case No. 2021-696 is nearly identical to this claim and is enclosed for your review. In addition, I reference the letter to you regarding Case No. 2021-696 as well. I have not provided the documents again as I understand they are in the Division's files. If you need me to send them again, please do not hesitate to contact me.

However, in the interest of expediting the closure of this matter, I repeat the Division's allegations in the August 9, 2021 letter and respond below. In addition, we are confused as to why the matter did not conclude after the correspondence with Ms. Michael. If you could explain why the Division is continuing the investigation, we would appreciate it. These investigations are very expensive and time-consuming for an Association and when there is no evidence to support the allegations by the owners, it would seem appropriate the Division would take no further action. If after review of the July 27, 2021 letter, there had been any concerns, we most certainly would like to address such concerns. However, as the allegations do not add any concerns, we are unsure if there is additional information you require.

Allegations and Response:

1. It is alleged that you "NRS 116.3103 Failure to exercise fiduciary responsibility and act in the best interest of the membership by not properly reviewing candidate disclosure statements. Allowing Board member to motion for vote on matter that board member was

directly the subject matter of review of their own omissions." It is alleged that your actions are a violation of NRS 116.3103 AND NRS 116.31034(9)(a) and (10).

2. It is alleged that you "NRS 116.31034(9)(a)(9) each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must: (a) Make a good faith effort to disclose any financial, buisness, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board." It is alleged that your actions are a violation of NRS 116.31034(9)(a).

3. It is alleged that you "NRS 116.31034(10)(a)(2)(10) Except as otherwise provided in Subsections 11 and 12, unless a person is appointed by the declarant (a) A person may not be a candidate for or member of the executive board or an officer of the association if: 2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association." It is alleged that your actions are a violation of NRS 116.31034(10)(a)(2).

The alleged violations are of NRS 116.3103 and NRS 116.31034(9)(a) and (10). Also referenced are NRS 116.31034(9)(a)(9) and NRS 116.31034(10)(a)(2)(10), which do not exist. With respect to the existing provision, they are set forth below:

> **NRS 116.3103 Power of executive board to act on behalf of association; members and officers are fiduciaries; duty of care; application of business-judgment rule and conflict of interest rules; limitations on power.**
>
> 1. Except as otherwise provided in the declaration, the bylaws, this section or other provisions of this chapter, the executive board acts on behalf of the association. In the performance of their duties, the officers and members of the executive board are fiduciaries and shall act on an informed basis, in good faith and in the honest belief that their actions are in the best interest of the association. Officers and members of the executive board:
>
> (a) Are required to exercise the ordinary and reasonable care of officers and directors of a nonprofit corporation, subject to the business-judgment rule; and
>
> (b) Are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation organized under the law of this State.
>
> 2. The executive board may not act to:
>
> (a) Amend the declaration.
>
> (b) Terminate the common-interest community.

(c) Elect members of the executive board, but notwithstanding any provision of the governing documents to the contrary, the executive board may fill vacancies in its membership for the unexpired portion of any term or until the next regularly scheduled election of executive board members, whichever is earlier. Any executive board member elected to a previously vacant position which was temporarily filled by board appointment may only be elected to fulfill the remainder of the unexpired portion of the term.

(d) Determine the qualifications, powers, duties or terms of office of members of the executive board.

3. The executive board shall adopt budgets as provided in NRS 116.31151.

NRS 116.31034 Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.

. . .

9. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 must:

(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

. . .

10. Except as otherwise provided in subsections 11 and 12, unless a person is appointed by the declarant:

(a) A person may not be a candidate for or member of the executive board or an officer of the association if:

(1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;

(2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or

(3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.

> (b) A person may not be a candidate for or member of the executive board of a master association or an officer of that master association if the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for:
>
> (1) That master association; or
>
> (2) Any association that is subject to the governing documents of that master association.

Although not identified in the allegations above, the original communication from Mr. Hughes attacked Carla Cole, James Kepler, and Doug Kreie would stand to gain personal profit or compensation if they were to be elected to the Board. These allegations were false.

There is nothing to show that because Carla Cole is the president of the women's golf club that she has a conflict of interest or would receive a personal profit or compensation by the mere fact that she holds an officer position in a volunteer group of women who play golf. That type of logical leap is improper. The fact that people that live next door to a golf course happen to be golfers should not be surprising to anyone. Liking to play golf at an adjacent golf course is not a disqualification to serve on the Board of the Association. Ms. Cole was elected to the Board.

As to James Kepler, the fact that he is the owner of Tour Specs Golf, the owner of Dayton Valley Golf Course, is evidence of nothing. Disqualification cannot be had based on assumptions. Regardless, there is no substantiated basis to even make an assumption that just because Mr. Kepler is the owner of Tour Specs Golf that he somehow stands to personally benefit from being a member of the Board. There is no payment of any kind to the owner of the Golf Course and we have not found that there has ever been any payment of any kind to the owner of the Golf Course. There are no contracts that have been located that evidence payment or profit of any kind by the Association to the owner of the Golf Course. To the contrary, Mr. Kepler, who has been a homeowner for many years, has been subjected to vitriolic attacks by Joseph Hughes and others. Mr. Kepler was elected to the Board. If a matter becomes before the Board and that ownership poses a conflict, he would then need to recuse himself from that vote, but it doesn't preclude him from serving. Absent the identified grounds for prohibiting a member from being a candidate being present, an Association may not refuse to allow the person to be a candidate. Prior to the election, Mr. Hughes' then attorney (Mr. Loizzi has been suspended from the practice of law and is no longer Mr. Hughes's attorney) was asked to identify any matter that would result in personal profit to or compensation by Mr. Kepler. There has never been any contract or identification of any contractual relationship between Mr. Kepler and the Association that would preclude him from serving on the Association. there was no information regarding such a contractual relationship or contract and/or personal profit or compensation he would receive from a particular matter. There was no information that the Association makes monetary payments to Mr. Kepler and/or the golf course that would result in a personal profit or compensation to Mr. Kepler. Even the prior maintenance agreement was solely a benefit to the Association as the golf course did not care and still does not care if the particular area is landscaped in any way and, in any event, no funds were paid to the golf course.

Similarly, Doug Kreie's position as a stockholder in Tour Specs is *not* a basis for disqualification. His status as a stockholder does not create a personal profit or compensation. I would note that he

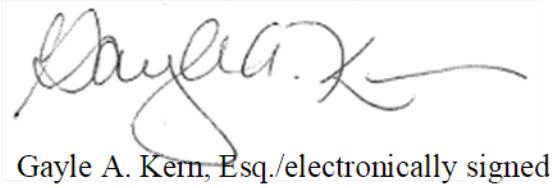
has been on the Board for some time and Mr. Hughes never identified any matter that he participated in that resulted in his receipt of any personal profit or compensation. Mr. Kreie was not elected to the Board.

The election packet was approved by a majority of the Board. The individual disclosure statements were included in the election packet and were viewed as part of the election packet. There was not separate action taken on the individual disclosure statements. The entire election packet was approved to be sent with certain edits to the information provided to the owners. The changes included: the word "Poll" would be changed to "Door"; the return address for the ballot was to be added to the cover letter; the word "Board" was added to organizational meeting; the Call to Order was changed to 6:00 p.m.; added additional time to accept ballots in person; and there was addition to the bottom of the agenda "The Board of Directors may take action on all items listed on the agenda". According to the draft minutes for June 9, 2021, the action taken was to approve the election packet with these editing changes. The motion made by Mr. Kreie and seconded by Paula Darragh and was, according to the draft minutes: "Doug Kreie made a motion to approve the proof from BallotBox with the above listed corrections." Neither Mr. Hughes, nor any other Board member made any motion to challenge the individual disclosure statements of any of the specific candidates so the allegation that there was a vote by a particular candidate about his or her particular disclosure is false. In addition, the discussion by Mr. Hughes and Ms. Puzzo to disqualify candidates and remove their names from the ballot did not result in any motion either.

Based on the facts and information presented, is our hope that you will close this matter. Mr. Hughes, a candidate in an election that included 16 candidates for 7 positions, had a personal interest in having fewer competitors. The challenges were without merit and, more importantly, did not involve any of the disqualifying matters identified in NRS 116.3034(10). The law recognizes that except in those limited circumstances, any unit owner may be a candidate for election to the Board of a common interest community. Disqualification is a serious and exceptional issue that should not be treated lightly. The unsupported allegations of some vague and unsubstantiated claim of personal profit or compensation when there is no evidence of any compensation of any kind by the Association in all the years of its existence should not form the basis of a disqualification.

We look forward to your continuing professional courtesies. If there is anything you would like to discuss, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

c: Client

Gayle A. Kern, Esq. Reply to: Reno

September 29, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association" or "DVCA") and has been retained by the Board of Directors ("Board") to respond to your letter of August 27, 2021 regarding Case No. 2021-696 and Case No. 2021-721 with the Nevada Real Estate Division ("Division").

We appreciate the additional communications we have had regarding the matter. As we discussed, there is no issue of annexation. The roads of DVCA, including Palmer Drive and the improvements on Palmer Drive are annexed. Rather, the issue is the failure of Lyon County to provide for a separate parcel or parcels for the various roads within the subdivision that are the responsibility of the Association, whether owned or by virtue of easements, as reflected in the governing documents. As I explained, the County is working with the Association to correct the problem with the correct identification of the roads. The problem is a result of the multiple declarants, developers and age of the Association. There is no dispute the roads are the responsibility of the Association and Lyon County recognizes this responsibility. In fact, a conference is currently being scheduled to address the situation among all of the department heads of the County on October 1.

Despite the fact that Tour Specs Golf Management, LLC, a Nevada Limited Liability Company, the current owner of the adjacent Dayton Valley Golf Course had nothing to do with the creation of the problem, has no legal responsibility for maintenance of any of the roads or portions of the roads within DVCA, the Division has determined that any "stakeholder" of Tour Specs Golf Management, LLC is prohibited from serving on the Board of the Association. There

is no legal term related to a limited liability company identifying anyone involved as a stakeholder. *See generally* Chapter 86 of the Nevada Revised Statutes. Therefore, it is unclear what a stakeholder is intended to reference. Regardless of this confusion, the Division has determined that any stakeholder would receive profit or compensation from the Association in violation of NRS 116.31034(10)(a)(2). When asked to explain what profit or compensation Mr. Kepler is alleged to be receiving from the Association, it was identified that: "It is the Division's position that as long as the Lyon County Assessor's office reports the property in question as owned by Tour Specs, individuals owning Tour Specs stand to gain personal profit or compensation as the Association is maintaining that portion of property." The portion of the property in question are the roads of the Association and the improvements thereon, property the Association has maintained since its inception and property for which the Association has provided for in the substantial Reserve Study. The maintenance has spanned decades and did not arise from any action by Tour Specs. More importantly, the roads are required to be maintained by the governing documents of DVCA.

Mr. Kepler's attorney, Joel Locke, and Mr. Kepler have confirmed that Mr. Kepler will not resign because he, as a unit owner, receives no profit or compensation. Further, we have been advised, as a candidate, Mr. Kepler received the most votes in the last election. He disclosed his ownership interest in the golf course. The Division's instruction that Mr. Kepler should resign or be prevented from serving as a member of the Board deprives Mr. Kepler of his right as a unit owner to serve and deprives the owners that cast a vote for him of their choice.

To be clear, NRS 116.31034(10)(a)(2) states as follows: "The ***person*** stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association. . . ." Mr. Kepler confirms he has not received any personal profit or compensation of any kind from the Association. Tour Specs Golf Management, LLC owns the real property upon which the golf course is situated. The manager of Tour Specs Golf Management, LLC as included in the records of the Nevada Secretary of State is Reliance Golf Management, LLC. Reliance Golf Management, LLC is a Nevada limited Liability Company. Mr. Locke advises that Reliance Golf Management, LLC owns Reliance Golf Management Dayton Valley Management, LLC and that it has a Consulting Agreement with Tour Specs Golf Management, LLC to run the golf course. I have been advised that none of these entities receive profit or compensation from the Association.

In the event that Mr. Kepler does not resign, the Division has stated the Board must take action to remove Mr. Kepler. However, the Board does not have authority to remove a lawfully elected Board member without specification of the alleged profit and compensation that the Association is alleged to be paying Mr. Kepler. Each unit owner is entitled to be a member of the Board. In order to prevent a person from serving on the Board, there would need to be specific documents supporting one of the three items of disqualification. As clarified by the Division, the only item of disqualification at issue is whether or not Mr. Kepler receives personal profit or compensation because the Association maintains all of the roads, including those within the properties owned by Tour Specs Golf Management, LLC. Mr. Kepler contends the maintenance of the roads do not constitute a personal profit or compensation to Mr. Kepler. The law recognizes that except in those three limited circumstances specified in NRS 116.3034(10), any unit owner

may be a candidate for election to the Board of a common interest community and may serve on the Board. Disqualification is a serious and exceptional issue that should not be treated lightly.

There is no dispute that since approximately 1990 to the present, the Association has maintained the common elements of the Association, which include the areas that the Association is required to maintain, even if not owned by the Association. The ownership of the roads is, quite simply, irrelevant. Therefore, it is difficult to understand the assertion that the Association's compliance with the required maintenance under the governing documents would constitute profit or compensation to an individual unit owner, in this case Mr. Kepler.

To be very clear, Paragraph 7.1(d) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club, recorded July 23, 2010 as Document No, 462667 (the "CC&Rs") states quite clearly that DVCA is responsible for maintaining all roadways within the Development, whether owned or not by the Association:

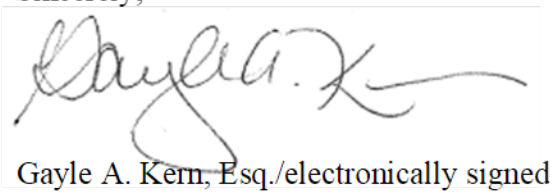
> (d) Roadways. The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the ***County or over which the Association and Owners have an access easement*** by reason of their deed or this Declaration.

I suggest that the Division should also review the many subdivision maps which were recorded effecting DVCA beginning in 1987 and continuing through 2006. I attach a worksheet summarizing the relevant provisions of the subdivision maps. It has been a complicated history and this was very time-consuming. After thoroughly reviewing all of the subdivision maps mentioned, there is no question the roads within the Association are intended to be private but subject to the granting of public road easements. The first developer of a subdivision Unit within DVCA, John Lawrence (Nevada), Inc., also developed Airpark Estates located adjacent to the southern boundary of DVCA in the late 1980s. Most probably the Lawrence entity granted the access easement across the private roads within early Units to Airpark Estates in the late 1980s or early 1990s. However, these records are not available without a formal title search because online records of the Lyon County Recorder are not available for documents recorded before 1993. *See* further discussion below. A member of my staff did an online search of recorded documents for Dayton Valley Country Club, Dayton Valley Community Association, and Dayton Valley Investors. There was one deed recorded by John Lawrence Nevada, Inc., to DVCA in 1995 covering lots A, B, C, D, and E of Dayton Valley County Club Unit 4. These are all common area lots, not roads. Although the roads are clearly identified on the recorded subdivision maps and the members of DVCA and the Association have easements across the roads, they were not conveyed to the Association.

Lyon County does not assign parcel numbers to roads. Recorded easement deeds over the roads within DVCA have contained both metes and bounds descriptions of the roadways. *See e.g.* Exhibit "A" to the 2010 Access and Utility Easement Deed attached hereto, as well as the summary descriptions of the roads contained on Exhibit "A" to the 2014 Grant of Access and Utility Easement Deed which is also attached.

The Board takes its responsibilities very seriously. However, if it were to take action without documentation of personal profit or compensation received by Mr. Kepler, it would be in violation of NRS 116.3103 and NRS 116.31036. Accordingly, in order to ensure that this is not done, please provide the documents that evidence the personal profit or compensation you allege Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq.

Unit Description	Map Info	Owner/Engineer	Status	Named Roads	Notes on Map
DVCC Unit 1	Doc. No. 126598; Recorded August 17, 1989	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Streets A, B, C, D; Lots 1-28, Common Area Lots A, B, C, and one Alandscape area@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2 Dec. Of Annex-Doc. 138134	Doc. No. 138166, recorded December 6, 1990	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Gleneagles Court, Andrews Drive, Lots 29 - 73	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2B Dec. Of Annex-Doc.161015; Lot 95- Doc 161198	Doc. No. 151220, recorded May 7, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Lots 92-95, 114-115 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2C Dec. Of Annex-Doc. 168210	Doc. No. 161360, recorded May 20, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, (Private) Cyress Ct. (Private) Riviera Ct.,(Private) Lots 86-91, 109-113 inclusive	AAll roads within this Unit are to be **private,** public utility, sanitary sewer, drainage and access easements per NRS 278-A@
DVCC Unit 2E Cannot find recorded Dec. Of Annex but referenced in 1st Amd. Rest. CC&Rs - Doc 285888	Doc. No 194108, recorded June 6, 1996	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Pebble Beach Ct., Doral Ct., Palmer Drive Lots 116-131 inclusive. No statements on Map re: roads being public or private. But later maps show streets as private.	

DVCC Unit 2F Dec. Of Annex- Doc 310036	Doc. No. 308216, recorded November 13, 2003	Dayton Valley Investors, LLC** Summit Engineering	** See detailed information at end of sheet	ASt. Andrews Dr. (Private) Kingsbarn Ct. (Private)@, Lots 1-12 Defined as Common Area in Dec. Of Annexation	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2G Dec. Of Annex- Doc 329909; also Doc. 367901	Doc. No. 318692, recorded April 20, 2004	Dayton Valley Investors, LLC	** See detailed information at end of sheet	St. Andrews Drive, Carnoustie Ct. (Private), Lots 13-35, inclusive Defined as Common Area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2H Dec. Of Annex- Doc 396147	Doc. No. 350061, Recorded May 5, 2005	Dayton Valley Investors, LLC Summit Engineering	Parcels A and B were Quitclaimed to DVCA on May 5, 2005 via Deed, Doc, 350061	Parcels A and B, Stonehaven Court (Private), Lots 36-78, inclusive Streets and A and B defined as common area in Dec of Annex.	AStonehaven Court- private access easement per Doc No. _____@. AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 3A Dec. Of Annex Doc. 168210	Doc. No. 162948, recorded July 16, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	La Costa Avenue, Royal Troon Drive, Sawgrass Lane, Sawgrass Ct., Lots 159-203 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A

DVCC Unit 3B Dec. Of Annex Doc 212411	Doc. No. 183173, recorded June 15, 1995	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	La Costa Cir., La Costa Ave., Lot A, Lots 98-127	AAll roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A.@ ALot A is public utility parking and landscaping easement and is to be maintained by the homeowners association.@
DVCC Unit 3C Dec. Of Annex Doc 287810	Doc. No. 303551, recorded Sept 4, 2003	Riverview Estates, LLC Summit Engineering	Permanently revoked. Former mangr, James F. Bawden, P.O. Box 121 Genoa NV 89411	La Costa Ave (Private), La Costa Cir. (Private) La Costa Ct. (Private), Lots 1-50, inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 4 Dec. Of Annex Doc. 161015	Doc. No. 156206, recorded Nov. 5, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Lots A, B, C, D, and E conveyed to DVCA by John Law. via Deed Doc. 181423	Palmer Drive, La Costa Ave, Sawgrass Lane, Royal Troon Drive, Lots 116 -158, ALots A, B, C, D, & E@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A. ALots A, B, C, D, & E are public utility, parking and landscaping easements and are to be maintained by the homeowners association.@
DVCC Unit 5A Dec. Of Annex Doc. 272538	Doc. No. 257889, recorded April 19, 2001	Dayton Valley Investors, LLC ** Summit Engineering	** See detailed information at end of sheet	Inverness Ct (Private) Cypress Pt. Dr (Private) Poppy Hills Ct. (Private), Lots 1-36	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. ..@

DVCC Unit 5B Dec. Of Annex Doc. 285538	Doc. No. 279806, recorded July 18, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Drive (Private) St. Andrews Dr. (Private) Preswick Ct. (Private) Muirfield Ct. (Private) Canterbury Ct. (Private) Lakeview Dr. (Private) Cypress Pt. Dr.(Private) Lots 37-83, inclusive Streets defined as c.a. in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5C Numerous Dec of Annex for individual lots- See file	Doc. No. 307894, recorded November 7, 2003	Dayton Valley Investors, LLC Summit Engeering	** See detailed information at end of sheet	Lahinch Ct. (Private) Grayhawk Dr. (Private) Portrush Ct. (Private) Turn berry Ct. (Private) Ballybunion Dr. (Private) Lots 84-126 inclusive.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5D Dec of Annex Doc. 334888	Doc. No. 332794, recorded October 7, 2004	Dayton Valley Investors, LLC. Summit Engineering	** See detailed information at end of sheet	St. George=s Ct. (Private) Grayhawk Dr.(Private), Lots 1-10 inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5E Dec. Of Annex Doc. 396146; Doc 398502- Lot 152	Doc. No. 379116, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	St. Andrews Dr. (Private) Stonehaven Ct. (Private), Lots 137-171	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.

					. .@
DVCC Unit 6A Dec. Of Annex 272539	Doc. No. 260514, recorded May 3, 2001	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	La Quinta Ct. (Private) Royal Troon Dr. (Private) Champions Dr. (Private) Torrey Pines Dr. (Private) Parcel A Common Area, Lots 101-144	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6B Dec. Of Annex Doc 285629	Doc. No. 282826, recorded Sept. 19, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Torrey Pines Dr. (Private) Royal Troon Dr. (Private) Lots 245-282, inclusive Streets defined as common area in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6C Dec. Of Annex Doc 305900	Doc. No. 302392, recorded Aug. 19, 2003	Lakemont Dayton Homes 7, LLC Summit Engineering	No such entity listed w NCSOS;	Royal Troon Dr. (Private) Dornoch Ct. (Private) Birkdale Ct. (Private) Defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 7A Dec. Of Annex Doc 329530	Doc. No. 318691, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Ballybunion Dr. (Private) Ballybunion Ct. (Private) Gullane Ct. (Private) Lots 1-30, inclusive Mis iden streets in DofA; intent to show as c.a.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

DVCC Unit 7B Dec of Annex Doc 336135	Doc. 332795, recorded October 7, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Dr. (Private) Grayhawk Ct. (Private) Lytham Ct. (Private) Lots 1-21 inclusive, Parcel A Common Area Parcel B Common Area	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.@
DVCC Unit 8A Dec. Of Annex 328586	Doc. No. 318690, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Lakeview Dr. (Private) St. Andrews Dr. (Private) Parcel A, Lots 1-46 inclusive Streets identified as c.a. in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 8C	Doc. No. 379117, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Moore Ave (Private) Parcel A (future development) Lot 331-339 inclusive	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

Parcel Map Seems to encompass all land within DVCC development	Parcel Map for COMLAW No.445 Limited, a United Kingdom Corporation, Doc. No. 232542, recorded April 19, 1999	COMLAW No.445 Limited, a United Kingdom Corporation/ Thiel Engineering Consultants		**Bayhill Circle (Private), various Afuture roads@ and future street** **ARoadways as shown upon this map will not be eligible for county maintenance until the roadways are improved at no cost to the county, to public maintenance road standards approved by the county commissioners, and in affect at such time that the roadways are considered for acceptance into the county=s road system.@**	**The City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads to the lands so divided, and that any public utility may similarly free of obligation.@**
Amendment to Parcel Map 232542	Certificate of Amendment recorded July 1, 1999 as Doc. 235947				We have saved copy of Certificate of Amendment in e-files for Dayton Valley.
Record of Survey in Support of Boundary Line Adj.	Doc. 305473 recorded Oct. 02, 2003	Dayton Valley Investors, LLC and DBBR, LLC	** See detailed information at end of sheet	Being a reconfig. Of Parcels within the NE 1/4 of Sec 24, and NE 2 of Sec. 19 and SW 1/4 of Sec. 18, T16N, R22E, MDM	
Subdivision Map for The Gallery-Phase 1	Doc. 318704 recorded 4.20.04 Being a subdivision of	DBBR, LLC	Dissolved Dave Bartosz 3 Canyon Dr.	Cruden Bay Dr. And Rivera Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses with the exception of Lakes Blvd

Dec. Of Annex Doc 305479	lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 and the SW 1/4 of Sec 18, T16N, R22E, MDM		CC, NV 89703; Barbara Rainey 1987 N. Carson St. #75 CC, NV 89701		which is offered for dedication.
Subdivision Map for The Gallery Phase 2 Dec. Of Annex Doc 305479	Doc. 379115, recorded 4.6.06 Being a subdivision of lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 T16N, R22E, MDM	DBBR, LLC		Cruden Bay and Wentworth Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses

Dec. Of Annex for The Gallery	Doc. 305479 recorded Oct. 2, 2003.	DBBR, LLC		Parcel 2A as shown upon Boundary Line Adjustment Map filed April 25, 1991 as Document 141060 excepting therefrom DVCC Units 2B and 2C; Parcel 2B as shown on BLAM filed April 25, 1991 as Document No 141060	

Info on Dayton Valley Investors, LLC
Registered Agent: Silverado Homes NV, Inc., 5525 Kietzke Ln., Ste. 102, Reno NV 89511; Person w authority to act: Thomas Evance

DAYTON VALLEY INVESTORS, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: Lakemont Homes Nevada, Inc., a Nevada corporation
Its Managing Member

By: _____
Greg Peitzmeier
Its Nevada Division President

LAKEMONT DAYTON HOMES 7, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: _____
Greg Peitzmeier
Its Nevada Division President

Point Legado Phase 1 Not a part of DVCA	Doc. No. 379118, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering		(Located on north side of Dayton Valley Road) Catlin Street (Private) McMarlin (Private) Blackburn Way (Private) Calver Street (Private) Bailey Street (Private) McLaughlin Lane (Private) Haskill Street (Private) Lamarri Lane (dedicated to Lyon County) Common Area Parcels through C through J	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@ AA blanket private access easement is hereby granted over Parcel C, Parcel D, Parcel I and Parcel J shown hereon.@ APed. Access easement is granted over all private streets and Parcels C thru Parcel J shown hereon.@

LKG LEACH | KERN | GRUCHOW ANDERSON | SONG

Gayle A. Kern, Esq. Reply to: Reno

October 20, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
1818. E. College Parkway, Suite 100
Carson City, NV 89706

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Staffen:

I write in follow-up to my letter of September 29, 2021. A copy is enclosed for your review. In order for the Board members to make an informed decision, it is imperative that the members receive the documents that evidence the personal profit or compensation the NRED alleges Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs. Due process mandates that action taken by NRED to deprive a unit's owner from serving as a member of the Board be supported by evidence.

If there is no evidence that supports the conclusion that Mr. Kepler receives personal profit or compensation, then the letter issued August 27, 2021 needs to be amended. We look forward to hearing from you as it is causing a great deal of turmoil in the Association.

Sincerely,

Gayle A. Kern, Esq./electronically signed

Enclosure
c: Client
Joel Locke, Esq.

Gayle A. Kern, Esq. Reply to: Reno

September 29, 2021

Via email to csmstaffen@red.nv.gov and first class mail

Christy Staffen
State of Nevada Department of Business and Industry
Real Estate Division
Office of the Ombudsman
3300 West Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association*
File Number 2021-696 and 2021-761

Dear Ms. Staffen:

As you know, this law firm represents Dayton Valley Community Association ("Association" or "DVCA") and has been retained by the Board of Directors ("Board") to respond to your letter of August 27, 2021 regarding Case No. 2021-696 and Case No. 2021-721 with the Nevada Real Estate Division ("Division").

We appreciate the additional communications we have had regarding the matter. As we discussed, there is no issue of annexation. The roads of DVCA, including Palmer Drive and the improvements on Palmer Drive are annexed. Rather, the issue is the failure of Lyon County to provide for a separate parcel or parcels for the various roads within the subdivision that are the responsibility of the Association, whether owned or by virtue of easements, as reflected in the governing documents. As I explained, the County is working with the Association to correct the problem with the correct identification of the roads. The problem is a result of the multiple declarants, developers and age of the Association. There is no dispute the roads are the responsibility of the Association and Lyon County recognizes this responsibility. In fact, a conference is currently being scheduled to address the situation among all of the department heads of the County on October 1.

Despite the fact that Tour Specs Golf Management, LLC, a Nevada Limited Liability Company, the current owner of the adjacent Dayton Valley Golf Course had nothing to do with the creation of the problem, has no legal responsibility for maintenance of any of the roads or portions of the roads within DVCA, the Division has determined that any "stakeholder" of Tour Specs Golf Management, LLC is prohibited from serving on the Board of the Association. There

is no legal term related to a limited liability company identifying anyone involved as a stakeholder. *See generally* Chapter 86 of the Nevada Revised Statutes. Therefore, it is unclear what a stakeholder is intended to reference. Regardless of this confusion, the Division has determined that any stakeholder would receive profit or compensation from the Association in violation of NRS 116.31034(10)(a)(2). When asked to explain what profit or compensation Mr. Kepler is alleged to be receiving from the Association, it was identified that: "It is the Division's position that as long as the Lyon County Assessor's office reports the property in question as owned by Tour Specs, individuals owning Tour Specs stand to gain personal profit or compensation as the Association is maintaining that portion of property." The portion of the property in question are the roads of the Association and the improvements thereon, property the Association has maintained since its inception and property for which the Association has provided for in the substantial Reserve Study. The maintenance has spanned decades and did not arise from any action by Tour Specs. More importantly, the roads are required to be maintained by the governing documents of DVCA.

Mr. Kepler's attorney, Joel Locke, and Mr. Kepler have confirmed that Mr. Kepler will not resign because he, as a unit owner, receives no profit or compensation. Further, we have been advised, as a candidate, Mr. Kepler received the most votes in the last election. He disclosed his ownership interest in the golf course. The Division's instruction that Mr. Kepler should resign or be prevented from serving as a member of the Board deprives Mr. Kepler of his right as a unit owner to serve and deprives the owners that cast a vote for him of their choice.

To be clear, NRS 116.31034(10)(a)(2) states as follows: "The ***person*** stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association. . . ." Mr. Kepler confirms he has not received any personal profit or compensation of any kind from the Association. Tour Specs Golf Management, LLC owns the real property upon which the golf course is situated. The manager of Tour Specs Golf Management, LLC as included in the records of the Nevada Secretary of State is Reliance Golf Management, LLC. Reliance Golf Management, LLC is a Nevada limited Liability Company. Mr. Locke advises that Reliance Golf Management, LLC owns Reliance Golf Management Dayton Valley Management, LLC and that it has a Consulting Agreement with Tour Specs Golf Management, LLC to run the golf course. I have been advised that none of these entities receive profit or compensation from the Association.

In the event that Mr. Kepler does not resign, the Division has stated the Board must take action to remove Mr. Kepler. However, the Board does not have authority to remove a lawfully elected Board member without specification of the alleged profit and compensation that the Association is alleged to be paying Mr. Kepler. Each unit owner is entitled to be a member of the Board. In order to prevent a person from serving on the Board, there would need to be specific documents supporting one of the three items of disqualification. As clarified by the Division, the only item of disqualification at issue is whether or not Mr. Kepler receives personal profit or compensation because the Association maintains all of the roads, including those within the properties owned by Tour Specs Golf Management, LLC. Mr. Kepler contends the maintenance of the roads do not constitute a personal profit or compensation to Mr. Kepler. The law recognizes that except in those three limited circumstances specified in NRS 116.3034(10), any unit owner

may be a candidate for election to the Board of a common interest community and may serve on the Board. Disqualification is a serious and exceptional issue that should not be treated lightly.

There is no dispute that since approximately 1990 to the present, the Association has maintained the common elements of the Association, which include the areas that the Association is required to maintain, even if not owned by the Association. The ownership of the roads is, quite simply, irrelevant. Therefore, it is difficult to understand the assertion that the Association's compliance with the required maintenance under the governing documents would constitute profit or compensation to an individual unit owner, in this case Mr. Kepler.

To be very clear, Paragraph 7.1(d) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club, recorded July 23, 2010 as Document No, 462667 (the "CC&Rs") states quite clearly that DVCA is responsible for maintaining all roadways within the Development, whether owned or not by the Association:

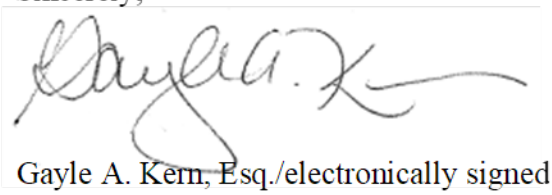
> (d) Roadways. The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the ***County or over which the Association and Owners have an access easement*** by reason of their deed or this Declaration.

I suggest that the Division should also review the many subdivision maps which were recorded effecting DVCA beginning in 1987 and continuing through 2006. I attach a worksheet summarizing the relevant provisions of the subdivision maps. It has been a complicated history and this was very time-consuming. After thoroughly reviewing all of the subdivision maps mentioned, there is no question the roads within the Association are intended to be private but subject to the granting of public road easements. The first developer of a subdivision Unit within DVCA, John Lawrence (Nevada), Inc., also developed Airpark Estates located adjacent to the southern boundary of DVCA in the late 1980s. Most probably the Lawrence entity granted the access easement across the private roads within early Units to Airpark Estates in the late 1980s or early 1990s. However, these records are not available without a formal title search because online records of the Lyon County Recorder are not available for documents recorded before 1993. *See* further discussion below. A member of my staff did an online search of recorded documents for Dayton Valley Country Club, Dayton Valley Community Association, and Dayton Valley Investors. There was one deed recorded by John Lawrence Nevada, Inc., to DVCA in 1995 covering lots A, B, C, D, and E of Dayton Valley County Club Unit 4. These are all common area lots, not roads. Although the roads are clearly identified on the recorded subdivision maps and the members of DVCA and the Association have easements across the roads, they were not conveyed to the Association.

Lyon County does not assign parcel numbers to roads. Recorded easement deeds over the roads within DVCA have contained both metes and bounds descriptions of the roadways. *See e.g.* Exhibit "A" to the 2010 Access and Utility Easement Deed attached hereto, as well as the summary descriptions of the roads contained on Exhibit "A" to the 2014 Grant of Access and Utility Easement Deed which is also attached.

The Board takes its responsibilities very seriously. However, if it were to take action without documentation of personal profit or compensation received by Mr. Kepler, it would be in violation of NRS 116.3103 and NRS 116.31036. Accordingly, in order to ensure that this is not done, please provide the documents that evidence the personal profit or compensation you allege Mr. Kepler receives as a result of DCVA's compliance with Paragraph 7.1(d) of the CC&Rs.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq.

Unit Description	Map Info	Owner/Engineer	Status	Named Roads	Notes on Map
DVCC Unit 1	Doc. No. 126598; Recorded August 17, 1989	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Streets A, B, C, D; Lots 1-28, Common Area Lots A, B, C, and one Alandscape area@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2 Dec. Of Annex-Doc. 138134	Doc. No. 138166, recorded December 6, 1990	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Gleneagles Court, Andrews Drive, Lots 29 - 73	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2B Dec. Of Annex-Doc.161015; Lot 95- Doc 161198	Doc. No. 151220, recorded May 7, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Lots 92-95, 114-115 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A
DVCC Unit 2C Dec. Of Annex-Doc. 168210	Doc. No. 161360, recorded May 20, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, (Private) Cyress Ct. (Private) Riviera Ct.,(Private) Lots 86-91, 109-113 inclusive	AAll roads within this Unit are to be **private,** public utility, sanitary sewer, drainage and access easements per NRS 278-A@
DVCC Unit 2E Cannot find recorded Dec. Of Annex but referenced in 1st Amd. Rest. CC&Rs - Doc 285888	Doc. No 194108, recorded June 6, 1996	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	Bayhill Circle, Pebble Beach Ct., Doral Ct., Palmer Drive Lots 116-131 inclusive. No statements on Map re: roads being public or private. But later maps show streets as private.	

DVCC Unit 2F Dec. Of Annex- Doc 310036	Doc. No. 308216, recorded November 13, 2003	Dayton Valley Investors, LLC** Summit Engineering	** See detailed information at end of sheet	ASt. Andrews Dr. (Private) Kingsbarn Ct. (Private)@, Lots 1-12 Defined as Common Area in Dec. Of Annexation	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2G Dec. Of Annex- Doc 329909; also Doc. 367901	Doc. No. 318692, recorded April 20, 2004	Dayton Valley Investors, LLC	** See detailed information at end of sheet	St. Andrews Drive, Carnoustie Ct. (Private), Lots 13-35, inclusive Defined as Common Area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 2H Dec. Of Annex- Doc 396147	Doc. No. 350061, Recorded May 5, 2005	Dayton Valley Investors, LLC Summit Engineering	Parcels A and B were Quitclaimed to DVCA on May 5, 2005 via Deed, Doc, 350061	Parcels A and B, Stonehaven Court (Private), Lots 36-78, inclusive Streets and A and B defined as common area in Dec of Annex.	AStonehaven Court- private access easement per Doc No. _____@. AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 3A Dec. Of Annex Doc. 168210	Doc. No. 162948, recorded July 16, 1993	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Permanently Revoked 1.31.1999	La Costa Avenue, Royal Troon Drive, Sawgrass Lane, Sawgrass Ct., Lots 159-203 inclusive	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A

DVCC Unit 3B Dec. Of Annex Doc 212411	Doc. No. 183173, recorded June 15, 1995	John Lawrence Nevada, Inc. Sierra Resource Engineering, Inc.	Permanently Revoked 1.31.1999	La Costa Cir., La Costa Ave., Lot A, Lots 98-127	AAll roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A.@ ALot A is public utility parking and landscaping easement and is to be maintained by the homeowners association.@
DVCC Unit 3C Dec. Of Annex Doc 287810	Doc. No. 303551, recorded Sept 4, 2003	Riverview Estates, LLC Summit Engineering	Permanently revoked. Former mangr, James F. Bawden, P.O. Box 121 Genoa NV 89411	La Costa Ave (Private), La Costa Cir. (Private) La Costa Ct. (Private), Lots 1-50, inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 4 Dec. Of Annex Doc. 161015	Doc. No. 156206, recorded Nov. 5, 1992	John Lawrence Nevada, Inc. Thiel, Winchell & Assoc., Inc.	Lots A, B, C, D, and E conveyed to DVCA by John Law. via Deed Doc. 181423	Palmer Drive, La Costa Ave, Sawgrass Lane, Royal Troon Drive, Lots 116 -158, ALots A, B, C, D, & E@	All roads within this Unit are to be **public** utility, sanitary sewer, drainage and access easements per NRS 278-A. ALots A, B, C, D, & E are public utility, parking and landscaping easements and are to be maintained by the homeowners association.@
DVCC Unit 5A Dec. Of Annex Doc. 272538	Doc. No. 257889, recorded April 19, 2001	Dayton Valley Investors, LLC ** Summit Engineering	** See detailed information at end of sheet	Inverness Ct (Private) Cypress Pt. Dr (Private) Poppy Hills Ct. (Private), Lots 1-36	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. ..@

DVCC Unit 5B Dec. Of Annex Doc. 285538	Doc. No. 279806, recorded July 18, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Drive (Private) St. Andrews Dr. (Private) Preswick Ct. (Private) Muirfield Ct. (Private) Canterbury Ct. (Private) Lakeview Dr. (Private) Cypress Pt. Dr.(Private) Lots 37-83, inclusive Streets defined as c.a. in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5C Numerous Dec of Annex for individual lots- See file	Doc. No. 307894, recorded November 7, 2003	Dayton Valley Investors, LLC Summit Engeering	** See detailed information at end of sheet	Lahinch Ct. (Private) Grayhawk Dr. (Private) Portrush Ct. (Private) Turn berry Ct. (Private) Ballybunion Dr. (Private) Lots 84-126 inclusive.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5D Dec of Annex Doc. 334888	Doc. No. 332794, recorded October 7, 2004	Dayton Valley Investors, LLC. Summit Engineering	** See detailed information at end of sheet	St. George=s Ct. (Private) Grayhawk Dr.(Private), Lots 1-10 inclusive Streets defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 5E Dec. Of Annex Doc. 396146; Doc 398502- Lot 152	Doc. No. 379116, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	St. Andrews Dr. (Private) Stonehaven Ct. (Private), Lots 137-171	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.

					. .@
DVCC Unit 6A Dec. Of Annex 272539	Doc. No. 260514, recorded May 3, 2001	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	La Quinta Ct. (Private) Royal Troon Dr. (Private) Champions Dr. (Private) Torrey Pines Dr. (Private) Parcel A Common Area, Lots 101-144	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6B Dec. Of Annex Doc 285629	Doc. No. 282826, recorded Sept. 19, 2002	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Torrey Pines Dr. (Private) Royal Troon Dr. (Private) Lots 245-282, inclusive Streets defined as common area in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 6C Dec. Of Annex Doc 305900	Doc. No. 302392, recorded Aug. 19, 2003	Lakemont Dayton Homes 7, LLC Summit Engineering	No such entity listed w NCSOS;	Royal Troon Dr. (Private) Dornoch Ct. (Private) Birkdale Ct. (Private) Defined as common area in Dec. Of Annex.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 7A Dec. Of Annex Doc 329530	Doc. No. 318691, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Ballybunion Dr. (Private) Ballybunion Ct. (Private) Gullane Ct. (Private) Lots 1-30, inclusive Mis iden streets in DofA; intent to show as c.a.	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

DVCC Unit 7B Dec of Annex Doc 336135	Doc. 332795, recorded October 7, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Grayhawk Dr. (Private) Grayhawk Ct. (Private) Lytham Ct. (Private) Lots 1-21 inclusive, Parcel A Common Area Parcel B Common Area	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads.@
DVCC Unit 8A Dec. Of Annex 328586	Doc. No. 318690, recorded April 20, 2004	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Lakeview Dr. (Private) St. Andrews Dr. (Private) Parcel A, Lots 1-46 inclusive Streets identified as c.a. in Dec. Of Annex	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are Not obligated to furnish any service, specifically mentioning fire protection and roads. . .@
DVCC Unit 8C	Doc. No. 379117, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering	** See detailed information at end of sheet	Moore Ave (Private) Parcel A (future development) Lot 331-339 inclusive	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@

Parcel Map Seems to encompass all land within DVCC development	Parcel Map for COMLAW No.445 Limited, a United Kingdom Corporation, Doc. No. 232542, recorded April 19, 1999	COMLAW No.445 Limited, a United Kingdom Corporation/ Thiel Engineering Consultants		**Bayhill Circle (Private), various Afuture roads@ and future street** **ARoadways as shown upon this map will not be eligible for county maintenance until the roadways are improved at no cost to the county, to public maintenance road standards approved by the county commissioners, and in affect at such time that the roadways are considered for acceptance into the county=s road system.@**	**The City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads to the lands so divided, and that any public utility may similarly free of obligation.@**
Amendment to Parcel Map 232542	Certificate of Amendment recorded July 1, 1999 as Doc. 235947				We have saved copy of Certificate of Amendment in e-files for Dayton Valley.
Record of Survey in Support of Boundary Line Adj.	Doc. 305473 recorded Oct. 02, 2003	Dayton Valley Investors, LLC and DBBR, LLC	** See detailed information at end of sheet	Being a reconfig. Of Parcels within the NE 1/4 of Sec 24, and NE 2 of Sec. 19 and SW 1/4 of Sec. 18, T16N, R22E, MDM	
Subdivision Map for The Gallery-Phase 1	Doc. 318704 recorded 4.20.04 Being a subdivision of	DBBR, LLC	Dissolved Dave Bartosz 3 Canyon Dr.	Cruden Bay Dr. And Rivera Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses with the exception of Lakes Blvd

Dec. Of Annex Doc 305479	lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 and the SW 1/4 of Sec 18, T16N, R22E, MDM		CC, NV 89703; Barbara Rainey 1987 N. Carson St. #75 CC, NV 89701		which is offered for dedication.
Subdivision Map for The Gallery Phase 2 Dec. Of Annex Doc 305479	Doc. 379115, recorded 4.6.06 Being a subdivision of lands located within the NE 1/4 of Sec 24, T16N, R21E and NW 1/4 of Sec 19 T16N, R22E, MDM	DBBR, LLC		Cruden Bay and Wentworth Ct.	The roads shown hereon are to remain private with an easement granted for access and utility uses

Dec. Of Annex for The Gallery	Doc. 305479 recorded Oct. 2, 2003.	DBBR, LLC		Parcel 2A as shown upon Boundary Line Adjustment Map filed April 25, 1991 as Document 141060 excepting therefrom DVCC Units 2B and 2C; Parcel 2B as shown on BLAM filed April 25, 1991 as Document No 141060	

Info on Dayton Valley Investors, LLC
Registered Agent: Silverado Homes NV, Inc., 5525 Kietzke Ln., Ste. 102, Reno NV 89511; Person w authority to act: Thomas Evance

DAYTON VALLEY INVESTORS, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: Lakemont Homes Nevada, Inc., a Nevada corporation
Its Managing Member

By: _____
Greg Peitzmeier
Its Nevada Division President

LAKEMONT DAYTON HOMES 7, LLC a Nevada limited liability company

By: Wade Dayton, LLC a Nevada limited liability company
Its Manager

By: _____
Joe Wade
Its Chief Executive Officer

By: _____
Patricia M. Snyder
Its President

By: Lakemont Dayton, LLC, a Nevada limited liability company
Its Manager

By: _____
Greg Peitzmeier
Its Nevada Division President

Point Legado Phase 1 Not a part of DVCA	Doc. No. 379118, recorded April 6, 2006	Dayton Valley Investors, LLC Summit Engineering		(Located on north side of Dayton Valley Road) Catlin Street (Private) McMarlin (Private) Blackburn Way (Private) Calver Street (Private) Bailey Street (Private) McLaughlin Lane (Private) Haskill Street (Private) Lamarri Lane (dedicated to Lyon County) Common Area Parcels through C through J	AThe roads shown hereon are to remain private with an easement granted for access and utility use.@ AThe City, County, School District and Special Districts are not obligated to furnish any service, specifically mentioning fire protection and roads. . .@ AA blanket private access easement is hereby granted over Parcel C, Parcel D, Parcel I and Parcel J shown hereon.@ APed. Access easement is granted over all private streets and Parcels C thru Parcel J shown hereon.@

STEVE SISOLAK
Governor

TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Ombudsman

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
CICOmbudsman@red.nv.gov
http://www.red.nv.gov

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SEP - 1 2021
LKG

August 27, 2021

Via Certified Mail Return Receipt Requested # 7018 1130 0001 6026 7669

Gale Kern, Esq.
5421 Kietzke Lane, Suite 200
Reno, NV, 89511

Re: Compliance Demand Letter - Dayton Valley Community Association

Cases #: 2021-696 and 2021-761

Dear Mr. Drury:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has completed its investigation of the above-referenced case. The Division reviewed the information and has identified the following areas you need to be aware of and instructed upon.

It is alleged that you violated NRS 116.31034(10)(a)(2) as stakeholders with Tour Specks (Aka: Dayton Valley Golf Course) were allowed to run and gain positions on the Board.

NRS 116.31034(10)(a)(2) *Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.*

10. Except as otherwise provided in subsections 11 and 12, unless a person is appointed by the declarant:

(a) A person may not be a candidate for or member of the executive board or an officer of the association if:

2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association

3300 West Sahara Avenue, Las Vegas, Nevada 89102 Telephone: (702) 486-4033 Fax: (702) 486-4275
1818 E. College Pkwy, Suite 110, Carson City, Nevada 89706-7986 Telephone: (775) 684-1900 Fax: (775) 687-4868

The Division understands there is an annexation problem with the property located at and around the Palmer Gate exit. The Division understands the Association is working on solving the annexation issue. However, until this property is actually annexed to the Association, there is a conflict of interest with any individual being placed on the Ballot and/or elected to the Board who owns any portion of Tour Specks (Aka: Dayton Valley Golf Course) directly or indirectly through marriage.

Consequently, any stakeholder with Tour Specks (Aka: Dayton Valley Golf Course) must be removed from the board and not placed on a future election ballot pursuant to NRS 116.31034(13)(a)(b) until the property is properly annexed to the Association.

NRS 116.31034(13)(b) *Election of members of executive board and officers of association; term of office of member of executive board; staggered terms; eligibility to be candidate for or member of executive board or officer of association; required disclosures; procedure for conducting elections; certification by member of executive board of understanding of governing documents and provisions of chapter.*

13. If a person is not eligible to be a candidate for or member of the executive board or an officer of the association pursuant to any provision of this chapter, the association:

(a) Must not place his or her name on the ballot; and

(b) Must prohibit such a person from serving as a member of the executive board or an officer of the association.

This correspondence will serve as a Compliance Demand Letter such that if this conduct should occur in the future, the Division may initiate a complaint for disciplinary action before the Commission for Common-Interest Communities and Condominium Hotels.

Any stakeholder of Tour Specks (Aka: Dayton Valley Golf Course) currently on the board must resign. If a member refuses to resign the individuals must be removed by the Board no later than Octoberl, 2021.

If members choose to resign, proof of resignation and a copy of the updated Registration Filing Addendum, Form 623, including newly appointed individuals, must be provided no later than October 1, 2021.

If a member refuses to resign and a meeting is held, provide the agenda, meeting minutes and include the appointment of new member to fill the remaining board positions as well as the updated Form 623, no later than October 1, 2021.

Send the requested documentation to my attention at the following address: 1818 W College Parkway, Suite 110, Carson City, NV 89706.

The decision to close this matter is made without prejudice. The Division reserves the right to reopen its investigation should such action be warranted.

Sincerely,

Christy Staffen

Christy Staffen
Compliance Audit Investigator II

cc.
Dennis Drury
662 St. Andrews Dr.
Dayton, NV 89403

Carla Cole
653 Saint Andrews Dr.
Dayton, NV 89403

Sandy Mass
285 La Costa Avenue
Dayton, NV 89403

Joan Latimer
104 Poppy Hills Court
Dayton, NV 89403

Steve Gallisdorfer
518 Stonehaven Court
Dayton, NV 89403

James Kepler
681 Saint Andrews Drive
Dayton, NV 89403

Gayle A. Kern, Esq.
gkern@lkglawfirm.com

Reply to: Reno

February 8, 2022

Via email to twheaton@red.nv.gov and
Via first class and certified mail, return receipt requested

Terry Wheaton
Chief Compliance Audit Investigator
State of Nevada Department of Business and Industry
Real Estate Division
3300 West Sahara Avenue Suite 350
Las Vegas, Nevada 89102

Re: *Dayton Valley Community Association ("DVCA")*
File Number 2021-696 and 2021-761

Dear Mr. Wheaton:

I write regarding your letter of January 10, 2022. As you know, in order for the Board members to comply with their fiduciary duties to make decisions on an informed basis, several letters have been written requesting information as to the NRED's assertion that Mr. Kepler is receiving personal compensation or profit as a result of the Association continuing to maintain all of the private streets and two gates for the community, including Palmer Drive and the Palmer Entry Gate. Instead of providing this information, you wrote accusing the Board of ignoring the letter of instruction, although the Board appropriately requested clarification.

In your letter of January 10, 2022, you failed to respond to the Board's request for clarification, information, and facts to make an informed decision. Furthermore, the factual and legal bases of the letter and your directive that the Board remove Mr. Kepler as a Board member are wrong in many respects.

A. There is no factual or legal basis under Nevada law for the removal of Mr. Kepler from the Board.

First, the demand/directive that the members of the Board remove a director is contrary to Nevada law. NRS 116.31036(1) provides the basis for removal of directors by the members of the Association. There is no provision in NRS 116 that addresses the Board's removal of another director. Although NRS 116 is silent as to whether the Board could exercise discretion under the

Bylaws to remove a director, on information and belief the NRED previously determined that a Board could choose to exercise such discretion if there is some provision in the Bylaws that allows for removal of a director. This NRED determination is irrelevant here, however, as the Bylaws of Dayton Valley do not allow the Board to remove Mr. Kepler, a director, in these circumstances.

1. NRS Chapter 116 and the Bylaws

The Bylaws of Dayton Valley at Art. VI, Section 3 states:

> …The entire Board ***or any individual Director may be removed from office,*** with or without cause, ***at any duly called, noticed and held annual or special meeting of the Members,*** at which a quorum is present, by a majority of the total Members, at which a quorum is present, by a majority of the total votes present at such meeting either in person or by proxy, and entitled to vote, provided, however the [sic] ***unless the entire Board is removed from office by the vote of the Members*** of the Association, ***no individual Director shall be removed prior to the expiration of his term of office*** if the votes cast against removal or not consenting in writing to such removal would be sufficient to elect the Director if voted cumulatively at an election at which the same number of votes were cast and the entire number of Directors authorized at the time of the most recent election of the Director were then being elected.
>
> A Director who has been elected to office solely by the votes of Members other than Declarant may be removed from office prior to the expiration of his term of office ***only by a vote of at least simple majority of the voting power residing in Members*** other than Declarant.
>
> ***In the event that any member of the Board shall be absent for four (4) consecutive regular meetings of the Board of Directors***, the Board ***may,*** by action taken at the meeting during which said fourth absence occurs, declare the office of said absent Director to be vacant.

(Emphasis added). In short, your demand that the Board remove Mr. Kepler as a Board member is not allowed under Nevada law.

Your threat against the remaining members of the Board to sanction them for refusing to remove a director also constitutes a directive that is not allowed under NRS 116 or the Bylaws of Dayton Valley. The threat is not because Mr. Kepler was absent from four (4) consecutive meetings, as provided for in Art. VI, Section 3, and you now are demanding the Board declare the office vacant. Four (4) consecutive absences are the only circumstances which allow that the Board "may" take action to declare a position on the Board to be vacant. Even this provision does not allow the remaining Directors to remove a Board member. Regardless, those are not the facts here and, even if they were, the language of the Bylaws does not make the declaration of the office to be vacant by the Board mandatory.

Moreover, you threaten the remaining members of the Board based on the erroneous assertion that the continued maintenance of the private streets and the gates provides some personal benefit to a member of the Association. Under such circumstances, even if true, there is ***no legal authority*** in either NRS 116 or the Bylaws that would allow the members of the Board to exercise such a power. Therefore, your letter of January 10, 2022, should be withdrawn for this reason alone.

2. The Facts

a.) ***Maintenance of the Roads and Gates by the Association for Three Decades***

The factual basis for your directive is also wrong. You contend that the maintenance of the private streets and entry gates of Dayton Valley constitutes discretionary action resulting in a personal benefit to Mr. Kepler. In fact, as the documents establish, Dayton Valley has maintained the private streets for decades. Such maintenance is required under the governing documents and does not constitute a personal benefit to Mr. Kepler, any more than it does to any other member of the Association.

In addition to the numerous documents and information previously provided, I enclose the Reserve Studies dating back to 2012 (**Exhibits 1-5**). As you can clearly see, all of the roads, including Palmer Drive and the Palmer Entry Gate, have been maintained and reserved by the Association. To assert that in July of 2021, when James Kepler was elected to the board of directors, is when the Association first allocated assessment funds to the maintenance and upkeep of the guard shack and road is simply not true.

The Reserve Studies identify the following: Bayhill Drive Entry, Bayhill Circle, Augusta Court, Glen Eagles Court, Pebble Beach Court, Doral Court, Riviera Court, Cypress Court, Spyglass Court, St. Andrews Drive, Kingsbarn Court, Carnoustie Court, Pestwick Court, Murfield Court, Canterbury Court, Cypress Point, Inverness Court, Poppy Hill Court, Lakeview Drive, Moore Avenue, Palmer Drive Entry, Palmer Drive, La Costa Avenue, La Costa Court, La Costa Circle, Sawgrass Court, Sawgrass Lane, Royal Toon Drive, Dornoch Court, Birkdale Court, La Quinta Court, Champions Drive, Torrey Pines, Stonehaven Court, Grayhawk Drive, Grayhawk Court, Lytham Court, St. Georges Court, Lahinch Court, Portrusa Court, Turnberry Court, Ballybunion Drive, Gullane Court, Ballybunion Court, Riviera Court The Gallery, Cruden Bay Drive The Gallery, Turnberry Court The Gallery, Wentworth Circle The Gallery.

The Bayhill Drive Entry and the Palmer Drive Entry are clearly identifies as the gates at both of these entry points to the gated community. What document are you relying on to assert that the Palmer Drive and Palmer Drive Entry have not always been maintained by the Association? To what document are you referring when you assert that maintenance of the roads commenced in July 2021? On what basis are you asserting that the Association does not have the obligation to maintain all of the roads and entry gates?

The allocation of funds for the maintenance and repair for all of the streets within the community did not start when Mr. Kepler was elected to the Board. To the contrary, in accordance

with the specific requirements of the County and the Declaration, the Association has maintained the private streets and the gates for over three decades.

b.) ***The Association's Common Elements***

You assert that the roads and gates are not included in the plat map of the Association and are not identified as common elements. Again, this is simply not true. First, there is not just one plat map. Rather there are 25 applicable maps. The Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club, recorded July 23, 2010, as Document No, 462667 (the "Declaration") states the Subdivision Map shall mean all of the recorded maps for any portion of the Development. *See* Declaration, Section 1.42. The Development includes all of the real property described including all of the Improvements. *See* Declaration, Section 1.21.

All roads identified in the Reserve Studies are clearly identified on the recorded maps. Specifically, and by way of example, Palmer Drive is identified on the maps for Unit 2E, Unit 4, Boundary Line Adjustment Document 141060, The Gallery Record of Survey 305473, Gallery Phase 2, Units 5C and 5D (identified as road easement), Unit 7B (identified as Lakeview or Future), Parcel Map 1625. Although the roads are clearly identified on the recorded subdivision maps and the members of DVCA and the Association itself have easements across the roads, they were not conveyed to the Association. This is of no importance, however, as the obligation for maintenance of the roads is set forth in the Declaration and has been met for over 30 years. The election of Mr. Kepler had nothing to do with the maintenance of Palmer Drive or the Palmer Drive Entry, including the gate and gatehouse.

Lyon County does not assign parcel numbers to roads. Recorded easement deeds over the roads within DVCA have contained both metes and bounds descriptions of the roadways. *See e.g.* Exhibit "A" to the 2010 Access and Utility Easement Deed attached hereto (**Exhibit 6**), as well as the summary descriptions of the roads contained on Exhibit "A" to the 2014 Grant of Access and Utility Easement Deed which is also attached (**Exhibit 7**).

The Declaration is clear that the Association is responsible for the maintenance of the roads. Paragraph 7.1(d) of the Declaration states quite clearly that DVCA is responsible for maintaining all roadways within the Development, whether owned or not by the Association:

> (d) Roadways. The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the ***County or over which the Association and Owners have an access easement*** by reason of their deed or this Declaration.

(Emphasis added.)

Contrary to your assertion, therefore, Common Area includes the real property located within the private roadway easements. *See* Declaration, Section 1.15. The roads are identified as an Improvement within the subdivision. *See* Declaration, Section 1.25. The Project includes the real property within the geographic boundaries of the Development. *See* Declaration, Section 1.33.

NRS 116.3107(1) provides that except to the extent provided by the declaration, an association has an obligation to provide for the maintenance repair and replacement of the common elements. NRS 116.017 defines "common elements" to mean any real estate within a planned community which is owned or leased by the association, other than a unit and any other interests in real estate for the benefit of units' owners which are subject to the declaration. *See* NRS 116.017(1)(b) and (2). As an example, "other interest in real estate" would include an access easement.

NRS 116.31152(3)(a) provides in pertinent part that an association's reserve study must include "the major components of the common elements *and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore."*

Thus, pursuant to NRS 116, an association may have an obligation to maintain property which belongs to another entity. The Declaration provides in pertinent part as follows regarding the Common Area and the Association's responsibility for roadway maintenance:

> Article 1, Section 1.15 Common Area. "Common Area" **shall mean all real property owned or maintained by the Association for the common use and enjoyment of the Owners and Residents of the Development. The Common Area for the Development shall *be identified in the Supplemental Declaration*** Recorded with the filing of the Subdivision Map for each Parcel within the Development or in the Declaration of Annexation for any property being annexed to the Development ***and shall consist of*** certain lots identified within parcels 1 through 14 as recorded on maps in the Office of the Recorder of Lyon County, State of Nevada and ***the real property located within the private roadway easements***. Each Common Area lot is a "Common Element" as defined by NRS 116.017.

(Emphasis added.)

In regard to particular Association maintenance responsibilities, Article 7, Section 7.1 of the Declaration provides:

> …The Association shall have the following maintenance responsibilities:
>
> …(b) Other Association Property. The Association shall maintain, repair, and replace all other real and personal property that may be acquired by the Association, keeping such property in good condition and repair…
>
> (d) Roadways The Association shall maintain and keep in good repair all roadways within the Development, which are owned by the Association not located on individual Lots or otherwise maintained by the County ***or over which the***

> ***Association and Owners have an access easement by reason of their deed or this Declaration***.

(Emphasis added.) Pursuant to NRS 116.2109(1) "plats" or final maps are part of the Declaration. Thus, pursuant to Nevada statutes and Declaration consistent therewith, the Association's Common Area includes real property owned by another entity, i.e. the roads, over which the Association and the Owners have an access easement.

c.) ***Palmer Drive and the Palmer Entry Gate as Common Elements***

Demonstrating that Palmer Drive and the guard shack are Common Areas of the Association requires the review of a number of documents for which a visual orientation is useful. The guard shack and the entrance side of Palmer Drive are on 016-361-35, and the exit side of the road is on 016-361-70. *See* **Exhibit 8** Aerial Photograph of intersection of Palmer Drive and Dayton Valley Road. **Exhibit 9** depicts the entirety of APN 016-361-70. **Exhibit 10** depicts the entirety of APN 016-361-35, which is most of the land constituting the golf course. As the aerial photograph demonstrates, the golf course winds through the community and portions of several of the major roads of the Association cross it.

The real estate comprising both the Association and the golf course had a series of developers/owners over the years. During the periods critical to this analysis, both were owned by the same entities. The Association's original Declarant, John Lawrence (Nevada) LLC ("John Lawrence") recorded the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dayton Valley Country Club on May 18, 1990, as Document No. 133393. On May 5, 1993, John Lawrence recorded a "Notice of Addition of Land/Declaration of Annexation of Dayton Valley Country Club Units 2B and 4" as Document No. 161015 (**Exhibit 11**) annexing Unit 4 ("Supplemental Declaration") being:

> Those portions of the West ½ of Section 17 and the Southeast ¼ of Section 18, Township 16 North, Range 22 East, M.D.B.&M. in the County of Lyon, State of Nevada being more particularly described as follows:
>
> ***All of the lands which lie within the Boundaries of Dayton Valley Country Club Unit 4 as said subdivision is shown per File No. 156206*** of the Official Records of said Lyon County.

The Plat Map of Unit 4, File No. 156206 is attached as **Exhibit 12**. On June 7, 1995, John Lawrence filed a "Parcel Map for John Lawrence" granting forever "***those permanent easements for access . . . shown hereon***." *See* **Exhibit 13**. This Parcel Map refers to what is now APN 016-361-35, the parcel on which the entry side of Palmer Drive and the guard shack are located. At the top of page 2 of this Parcel Map, where the current Palmer Drive intersects with Dayton Valley Road, is a note which states "***Exist public utility, sanitary sewer, drainage and access easement per doc #156206***" (i.e. the Unit 4 Final Map).

In 1998 John Lawrence conveyed numerous parcels including the subject parcels to ComLaw. *See* **Exhibit 14** 1998 JL Deed to COMLAW. On April 19, 1999, ComLaw recorded the Parcel Map for ComLaw No. 445 as File No. 232541 which pertains to APN 016-361-70 and includes a depiction of Palmer Drive with the following note:

> ***Private Road per Document No. 156206***. Private access road . . . ***roadway and drainage maintained by homeowners association.***

See **Exhibit 15** ComLaw Map. Thus, access easements in favor of the Association exist on both APNs 016-361-35 and 016-361-70 in exchange for the Association's obligation to maintain Palmer Drive. The easement is provided for in the Plat Map for Unit 4, and the Supplemental Declaration which annexes Unit 4 refers to the land as said subdivision is shown on the Plat Map.

3. NRED's Flawed Position

The violation which the NRED alleges rests on the premise that the Association's maintenance of Palmer Drive and the guard shack on Palmer Drive somehow constitutes *personal* profit or compensation of any kind from a matter before the executive board of the association because the land on which the road and the guard shack are located belong to Tour Specs Golf Management, LLC ("Tour Specs"). Reliance Golf Management, LLC ("Reliance") is the managing member of Tour Specs and Mr. Kepler, Unit Owner, is the managing member of Reliance.

NRED's flawed presumption is but for the Association's maintenance of this road, Tour Specs would have to pay for its upkeep, which would in turn reduce its profitability, which would in turn reduce the amount of profit or compensation which accrues to Mr. Kepler. Of course, this presumption ignores all of the Governing Documents which require the Association maintain all of the roads including, but not limited to, Palmer Drive. Be that as it may, it is a leap to say that Mr. Kepler, who owns a home in Dayton Valley and is eligible to be on the Board, is somehow prohibited because of a tangential interest in either Tour Specs or Reliance.

NRED has taken the position in the past that the spouse of an association employee (not the community manager but simply someone at the level of a receptionist or club monitor) could not serve on the board because his/her spouse's paycheck constituted "personal profit or compensation." This situation is not the same. Mr. Kepler is multiple degrees removed from the entity which is allegedly deriving a profit or compensation from the Association's maintenance of Palmer Drive. Of course, there is no evidence of any profit or compensation to Tour Specs or Reliance. But, even assuming for purposes of argument that there is some monetary benefit, it still does not follow that Mr. Kepler is receiving personal profit or compensation.

If this were the standard, NRED would seek to prohibit a Unit Owner from running for the Board who, for example:

- Owns a lot which includes a drainage easement maintained by the association because the association's maintenance of this property which it does not own constitutes personal profit or compensation to the owner;
- Is employed by the local municipality which requires an association to maintain the public street median adjacent to the association because the owner receives a paycheck from the municipality which would otherwise have to pay for this upkeep; and
- Is employed by a declarant still building homes in the community because he receives a paycheck from the declarant.

Further, even assuming for the sake of argument that Mr. Kepler's relationship as managing member of an LLC that manages another LLC is "personal" enough that money the LLC does not spend somehow compensates him, it is black letter law that the beneficiary of the easement (i.e,, the Association) is responsible for maintaining the easement unless the terms of the easement provide otherwise. Restatement (Third) of Property (Servitudes) § 4.13 (2000). It is Nevada law per NRS 116, fundamental real property law, and the uncontroverted facts as established herein, therefore, that control here. Tour Specs, Reliance, and ultimately Mr. Kepler are irrelevant to the Association's maintenance obligations which it has met for three decades, and the directive to the Board for the removal of Mr. Kepler must be withdrawn.

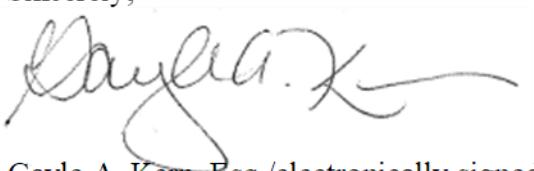
NRED may be attempting to apply the "6 degrees of separation from Kevin Bacon" premise in this situation. Any human being can trace a tangential relationship back another in six or fewer connections. But that is a slippery slope which has no place under Nevada law in determining whether an owner can serve on his or her homeowners association Board. The facts and the law also do not support the conclusion that Mr. Kepler derives any personal profit or compensation whatsoever from work which the Association is obligated under the Governing Document to perform, let alone a personal benefit which would preclude him from serving on the Board.

B. Conclusion

The demand that the remaining Directors remove a Board member who was elected by the Owners and is an Owner within the DVCA is not supported by the law or the fact. Depriving a homeowner from his right to serve on the Board of Directors simply because he is a member of a limited liability company that manages a property owned by another limited liability company that includes some of the private streets within the Association is a serious action. DVCA does not have discretion whether to maintain all of the streets, including Palmer Drive and the Palmer Drive Entry. This maintenance, which has been done for decades, does not confer any personal benefit or compensation to any individual owner which would prevent service on the Board, including Mr. Kepler.

I look forward to hearing from you and receiving a notice of withdrawal of the threat of sanctions against the Board. If you would like to discuss this matter in greater detail, please do not hesitate to contact me.

Sincerely,



Gayle A. Kern, Esq./electronically signed

Enclosures
c: Client
Joel Locke, Esq. via email