

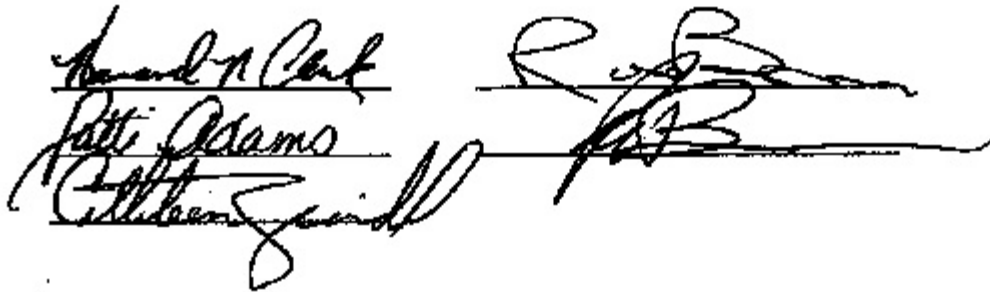
POWER & WATER SHUT-OFF POLICY # 4

In as much as the SSG HOA is responsible for the sprinkler system and lawns (front only for single family homes) it is imperative that homeowners make sure that there is no interruption of the water and power service.

Therefore, it is the policy of the Sunset Greens Homeowners Association that any time a homeowner shall cause the power or water to be shut off, they will be sent a notice by certified mail telling them of the violation, the possible fines and repair expenses they can be assessed, and a date for a hearing which will be set between 15-45 days from the notice. (NRS116) The homeowner has until that date to cure the violation or appear before the Board of Directors to contest the violation. Following the hearing, or should the homeowner fail to appear at the hearing, the homeowner may be assessed a \$100 fine by the Association. If the violation is still not cured within 14 day, subsequent fines of \$25 per week or portion thereof will be assessed until the utilities are turned back on. The Association may set up a special account with the utilities in order to have the water and/or power turned back on. Any and all expenses related to setting up, usage, maintenance and administration of this special account will be charged to the homeowner's Association account. All repair or replacement of the plants and sod needed to bring the lawn back to the minimum level required by the Association will be considered the homeowner's expense. The Association has the right to make arrangements for the repairs and/or replacement and charge the homeowner's Association account. (See Articles II & III of the CC&Rs) The Association will not replace any but the plants and sod originally installed by the developer as part of bringing the lawn back to the required minimum level.

This policy shall go into effect January 01, 2004.

Accepted by the Sunset Greens Board of Directors this 19th day of November, 2003.


The block contains three handwritten signatures in black ink, each written over a horizontal line. The signatures are: 'Howard A. Clark' (top left), 'Patti Adams' (middle left), and 'Catherine G. Smith' (bottom left). To the right, there are two more signatures, one above the other, also written over horizontal lines, but they are less legible.