



KAREN ELLISON, RECORDER

**ELK POINT COUNTRY CLUB INC.**  
**P.O. Box 9**  
**Zephyr Cove, NV 89448**

**BYLAWS AMENDMENT #6**

The following Bylaws Amendment is made to the Bylaws of Elk Point Country Club HOA, Inc., recorded as Document 0653319, on August 26, 2005 in the Official Records of Douglas County and previously amended by Amendment #1 recorded as Document 0727411 on July 24, 2008 and Amendment #2 recorded as Document 0758100 on February 3, 2010 and Amendment #3 recorded as Document 0791527 on October 26, 2011 and Amendment #4 recorded as Document 0792378 on November 10, 2011 and Amendment #5 recorded as Document 0828991 on August 16, 2013. The Bylaws of Elk Point Country Club HOA Inc. recorded as Document 0653319, as amended, remains in full force and effect, subject to the following Bylaws Amendment:

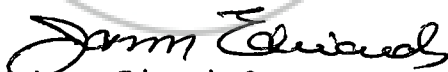
Amendment #6 will read:

Article XX, Section 2

The Executive Board is granted the authority to take any and all suspension actions authorized by the statutory provisions of NRS 116.31031 and shall comply with the procedural requirements for their implementation. Common elements of the Association shall include marina facilities and reserved beach deck use. Voting privileges on all Association matters shall be denied during the period of the suspension and assessments/interest due on delinquent payments shall continue during the suspension.

This Bylaws Amendment was adopted on July 2, 2016 at the Annual Meeting of Unit Owners and is effective, as amended, on July 2, 2016.

Attested the 9<sup>th</sup> day of September 2016

  
James Edwards, Secretary  
Elk Point Country Club HOA, Inc.

EPCC-HOA  
Proposed By-Law Amendment  
Article V, Section (h)  
Duties of the Executive Board

Background

The financial management of the 5 year Asset Reserve Account and related projects has become an ever more critical planning activity of the association's business. With fully funded reserve balance requirements approaching \$1.3M the Executive Board must allocate more formal reviews and processes to ensure disciplined forward looking planning is performed. To this end the Executive Board proposes the following:

Current Language

No existing language is part of the current By-laws.

Proposed Language

The Executive Board shall formally review the status of the Asset Reserve account at its regular scheduled Board meetings and prior to finalizing the annual budget/related assessments. The Treasurer shall be responsible for the coordination of this activity and the associated contractor assessment report. All capital assets whose useful lives will expire within the next five years will be discussed to ensure adequate funding and plans are in place for their maintenance or replacement. The Board shall document appropriate financial/operational plans to ensure compliance with the 5-year asset management reserve plan as documented by the contracted assessment agency. These plans shall be appropriately communicated to the association.

EPCC-HOA  
Proposed By-Law Amendment  
Article XX, Section 2  
Penalties

Background

The Executive Board as part of its periodic review of the By-laws recommends that the subject section be amended to conform to NRS 116,31031 (1). Specifically, the NRS allows "an association to prohibit, for a reasonable time, an Owner from voting on association matters and/or using common elements of the association".

The current EPCC By-law language includes "shutting-off a unit owners water as part of a suspension" which we believe goes beyond the intent of the NRS rule and has never been threatened or done. Having reviewed the penalty provisions from the governing documents of other homeowners associations the Board proposes the following:

Current Language

During the period of the suspension, the Unit Owner shall not be entitled to any services from the Corporation nor from its Caretaker, and the water supply to the property of such member may be shut off after due notice. Voting privileges shall be denied and assessments shall continue during the suspension.

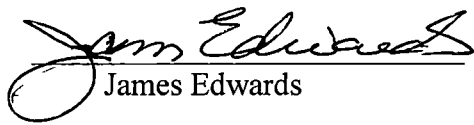
Proposed Language

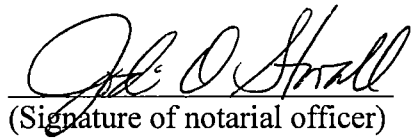
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BY-LAWS  
(attached)

State of Nevada  
County of Douglas County

This instrument was acknowledged by me on September 9, 2016, by James Edwards.

  
James Edwards

  
(Signature of notarial officer)

