November 3,2026

Dear Owners:

The Board of Directors of Turnberry Place Community Association has approved the proposed annual operating and reserve budgets for the upcoming 2027 fiscal year. In accordance with Nevada Revised Statutes (NRS) 116.31151, the Association is providing each unit owner with a copy of the proposed budget and notice of the meeting.

The Board has carefully reviewed the anticipated operating expenses, contractual obligations, maintenance requirements, anticipated capital expenditures, and reserve funding requirements necessary to maintain the Association's common elements and provide services to the community. Based on its current financial review and anticipated expenditures, the Board does not currently anticipate that a special assessment will be necessary for the 2027 fiscal year.

There will be an increase in the monthly assessment for the 2027 fiscal year. The new monthly assessment will be $223 per unit, representing total annual assessment revenue of approximately $2,068,548 across all four Towers. In addition to the assessments collected from the four Towers, the Association receives an additional $88,500 annually from the Stirling Club, as required under the existing access agreement. The assessment adjustment is primarily attributable to increases in operating expenses, including utility costs, vendor contracts, insurance premiums, and ongoing maintenance of the Association's common areas.

The Association maintains reserve funds to provide for the future repair, replacement, and restoration of major components of the common elements and other property the Association is obligated to maintain. The Association's most recent reserve study was completed following a full site inspection on February 21, 2024, by Reserve Study Specialist Brian McCaffery (RSS.9) of McCaffery Reserve Consulting. The Board has reviewed the Association's reserve funding position and believes the reserves are adequately funded based on the reserve study and the supporting financial documentation included with the proposed budget. For the 2027 fiscal year, the Association anticipates transferring $112,000 from operating funds into reserves, with approximately $194,639 in planned reserve expenditures. After accounting for these anticipated contributions and expenditures, the Association projects an ending reserve balance of approximately $1,232,649 at the conclusion of the 2027 fiscal year. This represents an estimated 104% funded reserve position based on the reserve study.

In accordance with NRS 116.31151(4), the Association's policy concerning the collection of fees, fines, assessments, and costs imposed against unit owners is being made available with this budget notice or maybe found in the Association CC&R’s for further review. The policy addresses the owner's responsibility to pay applicable amounts in a timely manner and the Association's rights and procedures concerning collection when payment obligations are not satisfied.

The Board of Directors appreciates your continued support and participation in the Association. The annual budget process is an important part of ensuring the financial stability of the community while providing for the ongoing maintenance, operation, and preservation of the Association's property and common elements.

Sincerely,

Jamie Harper
TPCA Community Manager
On behalf of the Board of Directors

TURNBERRY PLACE COMMUNITY ASSOCIATION
BUDGET RATIFICATION MEETING

November 17, 2026 - 2:30 pm
M2 Conference Room in Two Turnberry Place
2857 Paradise Rd
Las Vegas, NV 89109

I. Call to Order / Introductions

II. Homeowner Open Forum
In accordance with NRS116.31083 this portion of the meeting is devoted to unit owner's comments and discussion of those items listed on the agenda only.

III. 2027 Budget Ratification
In accordance with Nevada law, NRS 116.31151 (3), "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."

IV. Homeowner Open Forum
In accordance with NRS116.31083 this portion of the meeting is devoted to unit owner's comments and discussion. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

V. Adjournment

Upon approval of the minutes, unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of $.25 per page for the first ten pages, and $.10 per page thereafter.

TPCA 2027 TPCA BUDGET	
773 units	
OPERATING INCOME	
06310 - Maintenance Fees	2,068,548.00
06320 - Stirling Club Reimbursement	88,500.00
06910 - Interest Income - Banking	8,250.00
06930 - Gain /Loss Sale of Assets	
Sub-total Operating Income	2,165,298.00
OPERATING EXPENSES	
GENERAL & ADMINISTRATIVE	
07011 - Manager Salary	95,000.00
07013 - Manager Payroll Taxes	9,975.00
07014 - Manager Benefits	10,800.00
07015 - Bookkeeping Fees	15,540.00
07016 - Manager Workers' Comp Insurance	1,104.00
07020 - Accounting/Audit Fees	4,956.00
07030 - Payroll Processing Fees	8,520.00
07160 - Legal Fees	7,500.00
07260 - Supplies & Incidentals	1,200.00
07208 - Insurance	94,200.00
07300 - NRED Fees	3,300.00
07310 - Fees, Licenses and Permits	600.00
07320 - Meeting Costs	1,656.00
07325 - Other Administrative Expense	2,400.00
07327 - Federal Income Tax	7,500.00
07330 - IT Hardware/Software Service	17,640.00
07350 - Reserve Study	504.00
Sub-total General & Administrative	282,395.00
OPERATIONAL EXPENSES	
07780 - Vehicle Gate R&M	5,500.00
07782 - Pedestrian Gate R&M	5,000.00
07784 - Gatehouse Supplies	3,500.00
07786 - Cameras/Surveillance R&M	3,000.00
07790 - Landscape Maintenance Wages	43,680.00
07791 - Landscape Maintenance Taxes	4,584.00
07792 - Landscape Maintenance Benefits	5,580.00
07793 - Landscape Maintenance Workers' Comp	1,104.00
07794 - Landscape Equipment R&M	4,008.00
07795 - Landscape Trees & Plants	18,000.00
07796 - Landscape Lighting	600.00
07797 - Property Maintenance Wages	38,262.00
07798 - Property Maintenance Taxes	4,200.00
07800 - Property Maintenance Workers' Comp	2,208.00
07803 - Gatehouse R&M	3,500.00
07804 - Guard Service	558,000.00
07805 - Master Property R&M	10,603.00

07806 - Holiday Decorations	7,440.00
07808 - Pest Control	2,664.00
07809 - Fire/Life Safety	11,088.00
07810 - Driveways & Curbs R&M	1,008.00
07811 - Dog Park R&M	1,500.00
07812 - Landscape Irrigation Repairs	2,400.00
Sub-total Operational Expenses	737,429.00
LIMOUSINE EXPENSES	
07816 - Limousine Registration/Permits	12,600.00
07817 - Limousine Fuel	28,800.00
07818 - Limousine Clean & Upkeep	1,200.00
07819 - Limousine Benefits	114,000.00
07821 - Limousine Supplies	7,800.00
07822 - Limousine Repairs & Maintenance	7,500.00
07823 - Limousine Wages	384,000.00
07824 - Limousine Payroll Taxes	43,200.00
07825 - Limousine Workers' Comp Insurance	11,316.00
07826 - Limousine Communications	8,100.00
07827 - Limousine Driver Uniforms	1,200.00
07828 - Limousine Reservation Software	4,260.00
07829 - Limousine Driver Drug Testing	1,200.00
Sub-total Limousine Expenses	625,176.00
UTILITIES	
08002 - Cable	338,062.00
08006 - Electricity	11,700.00
08012 - Water	48,000.00
08013 - Sewer	1,296.00
08014 - Telephone	2,400.00
08016 - Internet Service	1,320.00
08017 - Trash	5,520.00
Sub-total Utilities	408,298.00
SPECIAL PROJECTS	
08200 - Special Projects	0.00
RESERVE CONTRIBUTIONS	
08999 - Reserve Contribution	112,000.00
TOTAL OPERATING EXPENSES	2,165,298.00
NET OPERATING INCOME	-

Turnberry Place Community Association
2027

	Monthly	Annual
Anticipated Reserve Balance, Beginning of Year:		**$ 1,315,288.00**
Anticipated Reserve Contribution:		112,000.00
Total Funds Available:		**$ 1,427,288.00**
Anticipated Reserve Expenditures for 2027:		
Painting		26,780.00
HVAC Gatehouse		22,398.00
Gatehouse Remodel		95,461.00
Lighting		50,000.00
Total Expenditures:		**$ 194,639.00**
Anticipated Reserve Account Balance as of December 31, 2027:		**$ 1,232,649.00**
Fully Funded Balance per Reserve Study:		**$ 1,190,642.00**
Projected Percent Funded in Reserves at End of 2027:		**104%**

Theoretical 30 Year Funding Plans

Turnberry Place

Above 70% = Well Funded (Low Risk of Special Assessment)
Between 30% and 70% = Fairly Funded
Below 30% = Poorly Funded (Higher Risk of Special Assessment)

After Tax Interest Rate	1.0%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Threshold Funding (Recommended)			Baseline Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2024	$ -	$ 1,118,513	$ 101,846	$ 1,109,558	99%	$ -	$ 1,109,558	99%	$ -	$ 1,109,558	99%
2025	$ 387,452	$ 891,233	$ 104,901	$ 838,103	94%	$ 153,000	$ 886,201	99%	$ 132,000	$ 865,201	97%
2026	$ 321,112	$ 733,627	$ 108,048	$ 633,420	86%	$ 157,590	$ 731,541	100%	$ 135,960	$ 688,701	94%
2027	$ 98,949	$ 816,451	$ 111,290	$ 652,096	80%	$ 162,318	$ 802,226	98%	$ 140,039	$ 736,678	90%
2028	$ -	$ 1,013,807	$ 114,629	$ 773,245	76%	$ 167,187	$ 977,435	96%	$ 144,240	$ 888,285	88%
2029	$ 81,799	$ 1,133,804	$ 118,067	$ 817,246	72%	$ 172,203	$ 1,077,613	95%	$ 148,567	$ 963,936	85%
2030	$ 542,914	$ 764,047	$ 121,609	$ 404,114	53%	$ 177,369	$ 722,845	95%	$ 153,024	$ 583,686	76%
2031	$ 8,358	$ 966,820	$ 125,258	$ 525,055	54%	$ 182,690	$ 904,405	94%	$ 157,615	$ 738,779	76%
2032	$ 356,996	$ 804,292	$ 129,016	$ 302,325	38%	$ 188,171	$ 744,624	93%	$ 162,343	$ 551,515	69%
2033	$ 49,632	$ 975,139	$ 132,886	$ 388,602	40%	$ 193,816	$ 896,254	92%	$ 167,214	$ 674,611	69%
2034	$ 25,118	$ 1,183,636	$ 136,873	$ 504,243	43%	$ 199,630	$ 1,079,729	91%	$ 172,230	$ 828,470	70%
2035	$ 519,979	$ 869,387	$ 140,979	$ 130,285	15%	$ 205,619	$ 776,166	89%	$ 177,397	$ 494,173	57%
2036	$ 168,877	$ 931,806	$ 145,208	$ 107,920	12%	$ 211,788	$ 826,839	89%	$ 182,719	$ 512,957	55%
2037	$ 123,601	$ 1,051,632	$ 149,564	$ 134,962	13%	$ 218,141	$ 929,648	88%	$ 188,200	$ 582,685	55%
2038	$ 117,093	$ 1,188,858	$ 154,051	$ 173,270	15%	$ 224,686	$ 1,046,537	88%	$ 193,846	$ 665,265	56%
2039	$ 41,088	$ 1,419,370	$ 158,673	$ 292,588	21%	$ 231,426	$ 1,247,341	88%	$ 199,662	$ 830,492	59%
2040	$ 556,081	$ 1,107,010	$ 163,433	$ (97,135)	-9%	$ 238,369	$ 942,102	85%	$ 205,652	$ 488,368	44%
2041	$ 242,616	$ 1,131,685	$ 168,336	$ (171,415)	-15%	$ 245,520	$ 954,427	84%	$ 211,821	$ 462,457	41%
2042	$ -	$ 1,427,106	$ 173,386	$ 1,971	0%	$ 252,886	$ 1,216,857	85%	$ 218,176	$ 685,257	48%
2043	$ 86,982	$ 1,645,163	$ 178,588	$ 93,597	6%	$ 260,472	$ 1,402,516	85%	$ 224,721	$ 829,849	50%
2044	$ 217,409	$ 1,736,784	$ 183,945	$ 61,069	4%	$ 268,286	$ 1,467,418	84%	$ 231,463	$ 852,201	49%
2045	$ 910,630	$ 1,089,757	$ 189,464	$ (659,487)	-61%	$ 276,335	$ 847,798	78%	$ 238,407	$ 188,500	17%
2046	$ 226,956	$ 1,171,284	$ 195,148	$ (691,295)	-59%	$ 284,625	$ 913,945	78%	$ 245,559	$ 208,988	18%
2047	$ 236,168	$ 1,254,123	$ 201,002	$ (726,461)	-58%	$ 293,164	$ 980,080	78%	$ 252,926	$ 227,835	18%
2048	$ 30,448	$ 1,571,026	$ 207,032	$ (549,877)	-35%	$ 301,959	$ 1,261,392	80%	$ 260,513	$ 460,179	29%
2049	$ 42,463	$ 1,893,808	$ 213,243	$ (379,097)	-20%	$ 311,017	$ 1,542,560	81%	$ 268,329	$ 690,647	36%
2050	$ 914,274	$ 1,293,059	$ 219,640	$ (1,073,730)	-83%	$ 320,348	$ 964,060	75%	$ 276,379	$ 59,658	5%
2051	$ 15,096	$ 1,656,683	$ 226,229	$ (862,597)	-52%	$ 329,958	$ 1,288,563	78%	$ 284,670	$ 329,829	20%
2052	$ -	$ 2,057,778	$ 233,016	$ (629,581)	-31%	$ 339,857	$ 1,641,306	80%	$ 293,210	$ 626,337	30%
2053	$ 158,246	$ 2,310,305	$ 240,007	$ (547,820)	-24%	$ 350,053	$ 1,849,526	80%	$ 302,006	$ 776,361	34%
2054	$ 108,781	$ 2,634,761	$ 247,207	$ (409,394)	-16%	$ 360,555	$ 2,119,794	80%	$ 311,067	$ 986,410	37%

Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Component Summary

Turnberry Place

Category / Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Guardhouse							
Tile Underlayment & Repairs	1700	SF	35	7	$ 11.14	$ 18,937	1
Flat Roofing	2150	SF	20	0	$ 12.25	$ 26,345	1
Painting	1	Allowance	10	1	$ 25,000	$ 25,000	1
Clock	2	Each	25	4	$ 2,228	$ 4,456	1
HVAC	1	Each	15	14	$ 10,455	$ 10,455	1
HVAC	2	Each	15	1	$ 10,455	$ 20,909	1
Remodel	1	Allowance	15	1	$ 89,116	$ 89,116	1
						$ 195,217	
Asphalt							
Slurry Seal Stripe & Repair	19000	SF	4	0	$ 0.22	$ 4,180	1
Overlay & Replace	19000	SF	25	7	$ 2.23	$ 42,330	1
Concrete Repairs	1	Allowance	10	2	$ 8,912	$ 8,912	1
Paver Maintenance	1	Allowance	6	1	$ 49,749	$ 49,749	1
						$ 105,170	
Fencing/Rails							
Metal Fencing	1150	LF	30	12	$ 64.00	$ 73,600	1
Metal Fencing Paint	1150	LF	5	0	$ 9.00	$ 10,350	1
Pillar Repairs & Paint	1	Allowance	10	1	$ 25,000	$ 25,000	1
Pet Area Fencing	120	LF	20	18	$ 134	$ 16,093	1
Vehicle Gates	5	Each	30	7	$ 16,709	$ 83,546	1
Vehicle Gate Operators	5	Each	10	8	$ 7,000	$ 35,000	1
Vehicle Gate Operators 1&2 Receiving	1	Each	10	6	$ 7,000	$ 7,000	1
Entrance Loops Reinstall	10	Each	10	9	$ 1,925	$ 19,251	1
Pedestrian Gates	3	Each	30	7	$ 3,342	$ 10,026	1
Pony Wall Fencing	1	Allowance	26	23	$ 15,428	$ 15,428	1
						$ 295,292	
Landscaping							
Irrigation System Upgrade		Included in Operating Budget					
Landscape/Rock Replacements	1	Allowance	15	5	$ 111,395	$ 111,395	1
Pet Area Turf	1	Allowance	3	1	$ 29,986	$ 29,986	1
Common Turf	3	Each	10	1	$ 24,000	$ 72,000	1
Tree Trimming		Included in Operating Budget					3
						$ 213,380	
Miscellaneous							
Pet Area Benches	3	Each	16	4	$ 1,782	$ 5,347	1
Limousines	3	Each	5	0	$ 100,255	$ 300,765	1
Lighting	1	Allowance	20	2	$ 84,357	$ 84,357	1
Computer/Software	1	Allowance	5	0	$ 13,367	$ 13,367	1
Surveillance/Security	1	Allowance	5	0	$ 32,445	$ 32,445	1
RFID Barriers	2	Each	10	4	$ 8,355	$ 16,709	1
Generator	1	Each	25	7	$ 55,697	$ 55,697	1
Signage	1	Allowance	20	19	$ 25,000	$ 25,000	1
Trellis	2	Each	25	4	$ 6,000	$ 12,000	1
						$ 545,688	
Contingency							
5%							1
				TOTALS		**$ 1,354,748**	

Notes: Any other items not listed are included in operating budget.

5. *Budget.*

5.1 *Initial Year of Operations.* The Annual Assessment for the first Fiscal Year shall be as set forth in the initial Budget adopted by the Executive Board. If, during the first Fiscal Year, the Executive Board determines that the Annual Assessment should be increased, the Executive Board shall provide a summary of the increased Budget to all Members and shall call a meeting of the Members to consider ratification of the increased Budget. The date of such meeting shall be not less than fourteen (14) nor more than thirty (30) days after the date of mailing of the increased Budget summary. Unless Members controlling a majority of the voting power of the Master Association reject the increase, the increase shall be deemed ratified, whether or not a quorum is present at said meeting. The Budget, as ratified, shall be binding on all Members and Owners.

5.2 *Subsequent Fiscal Years.* The Executive Board shall annually adopt, at least sixty (60) days prior to the expiration of the current Fiscal Year, a proposed Budget for the upcoming Fiscal Year. Within thirty (30) days after such adoption, the Executive Board shall provide a summary of the Budget to all Members and shall call a meeting of the Members to consider ratification of the Budget. The date of such meeting shall be not less than fourteen (14) nor more than thirty (30) days after the date of mailing of the Budget summary. Unless Members controlling a majority of the voting power of the Master Association reject the Budget, the Budget shall be deemed ratified, whether or not a quorum is present at said meeting. If the Budget is rejected, then the Budget last ratified shall be continued until such time as a new proposed Budget is ratified. If, during such upcoming Fiscal Year, the Executive Board determines that the Annual Assessment should be increased above the amount reflected in the Budget then in effect for such Fiscal Year, the Executive Board shall provide a summary of the increased budget to the board of directors of each Member and the provisions set forth above concerning a meeting of the Members to ratify a new Budget shall be applicable to such proposed increase. The Budget, as ratified, shall be binding on all Members and Owners.

5.3 *Coordination With Members.* The Executive Board shall make reasonable efforts to coordinate the preparation of the Budget with the boards of directors of the Members so that the Members may present their respective budgets to the Owners in a timely manner.

6. *Assessments, Liens.*

6.1 *Master Association Maintenance Funds.* The Executive Board shall establish no fewer than two (2) separate Master Association Maintenance Fund accounts, into which shall be deposited all monies paid to the Master Association and from which disbursements shall be made, as provided herein, in the performance of functions by the Master Association under this Master Declaration. The Master Association Maintenance Funds may be established as trust accounts at a banking or savings institution and shall include: (i) an operating fund (the "*Operating Fund*") for current Common Expenses; (ii) a reserve fund (the "*Reserve Fund*") for capital improvements, replacements, painting and repairs of the Common Elements (which cannot normally be expected to occur on an annual

or more frequent basis); and (iii) any other funds which the Executive Board may establish to the extent necessary under the provisions of this Master Declaration. Nothing contained herein shall limit, preclude or impair the establishment of additional Master Association Maintenance Funds by the Executive Board, so long as the amounts assessed to, deposited into, and disbursed from any such fund are earmarked for specified purposes authorized by this Master Declaration. Any surplus funds of the Master Association remaining after payment of or provision for Common Expenses and any prepayment of reserves or any other fund established by the Executive Board must be paid to the Members in proportion to their liability for Common Elements or credited to them to reduce their future assessments for Common Expenses.

6.2 *Purpose of Assessments.* The Assessments levied by the Master Association shall be used to promote the recreation and welfare of the Members and the Owners and for the operation, replacement, improvement and maintenance of the Common Elements and to discharge any other obligations of the Master Association under this Master Declaration. Disbursements from the Operating Fund shall be made by the Executive Board or its designated agent, for such purposes as are necessary for the discharge of its responsibilities herein, other than those purposes for which disbursements from the Reserve Fund are to be used. Disbursements from the Reserve Fund shall be made by the Executive Board only for the purposes specified in Section 6.1 of this Master Declaration. Annual Assessments shall be used to satisfy Common Expenses of the Master Association and to build reserve accounts, as provided in this Master Declaration and in the Bylaws.

6.3 *Personal Obligation of Assessments.* Each Member and each Owner, by acceptance of a deed to a Unit, is deemed to covenant and agree to pay to the Master Association all Assessments to be established and collected as provided in this Master Declaration or otherwise in the Master Association Governing Documents. All Assessments, together with interest, costs, and reasonable attorneys' fees for the collection thereof, shall be a charge on each Unit. Each such Assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of each Member and Person who was the Owner at the time when the Assessment fell due. This personal obligation cannot be avoided by abandonment of the Unit or by a waiver of use of the Common Elements. The personal obligation for delinquent Assessments shall not pass to any Purchaser unless expressly assumed by such Purchaser; *provided, however*, that the delinquent Assessment shall still remain a charge against the Purchaser's Unit.

6.4 *Annual Assessments; Commencement; Collection.* Annual Assessment shall commence for each Phase as determined by the Declarant in its sole discretion. Until the Master Association makes an Annual Assessment, Declarant shall pay all Common Expenses. Each Member shall pay its portion of the Annual Assessments in an amount which is the product of (i) a fraction, the numerator of which is the number of Units contained within its Condominium Project and the denominator of which is the number of Units in the Project; so that an equal portion of the Annual Assessments is attributed to every Unit in the Project. As Units are added to and/or withdrawn from the Project, the number which is the denominator of the fraction set forth in this Section 6.4 shall be adjusted to reflect such additions and/or withdrawals. Annual Assessments for fractions of any month involved

RULES AND REGULATIONS FOR TURNBERRY PLACE

These Rules and Regulations for Turnberry Place (these "*Rules and Regulations*") are hereby implemented for the development known as Turnberry Place to supplement the restrictions contained in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Turnberry Place (the "*Declaration*").

1. *Definitions*. All capitalized terms not otherwise defined in these Rules and Regulations shall have the same meanings ascribed to such terms in the Declaration.

2. *Applicability*. The Rules and Regulations shall govern the conduct and activities of and be binding upon all Members, Owners, each Owner's Family, household members, guests, employees, invitees, lessees and/or guests of any of the foregoing ("*Governed Individuals*"). Every Governed Individual shall comply with these Rules and Regulations and any other rules and regulations which from time to time may be adopted by the Executive Board and the provisions of the Master Association Governing Documents. Each Member is responsible for any violations of these Rules and Regulations and/or the Master Association Governing Documents by a Governed Individual who is an Owner within the Condominium Project of such Member or who is a Family member, household member, guest, employee, invitee or lessee of such Owner. Notwithstanding anything to the contrary contained herein, these Rules and Regulations shall not apply to the Declarant, nor its agents, employees and contractors, nor to any of the Units owned by the Declarant.

3. *Enforcement*. These Rules and Regulations shall be enforced by the Executive Board or a committee designated by the Executive Board in accordance with the notice and hearing provisions set forth in the Bylaws. In the event a Governed Individual does not comply with these Rules and Regulations, the Executive Board may take any or all of the following actions: (i) levy a Special Assessment; (ii) suspend a Member's voting privileges as a Member; (iii) enter upon a Condominium Project to make necessary repairs, or to perform maintenance which, according to the Declaration, is the responsibility of the Member; (iv) lien the Unit(s); or (v) suspend or condition the right of said Member and/or other Governed Individual to use any recreational facilities in the Project.

4. *Reporting of Violations*. A Member or an Owner may report a violation of these Rules and Regulations or the Master Association Governing Documents in writing to the Executive Board or any person or committee designated by the Executive Board, which writing sets forth: (i) the alleged violation; (ii) the name of the Governed Individual who allegedly committed the violation; (iii) the name of the Member who is responsible for the violation; and (iv) the name, address and phone number of the person making the complaint.