



The Board of Directors of the Mountains Edge Master Association (“Association”) has proposed that the owners approve adoption of the Amendment to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (“Amendment”). The particulars of the Amendment are attached as Exhibit “A” to this ballot. The Association Board of Directors proposes the attached Amendment to require each purchaser of a Unit to pay a one time working capital contribution when they purchase in the Association, to give the Board the authority to annex land into the Association and to negotiate easement agreements for the installation of equipment needed for utilities to operate.

Please indicate your VOTE on the proposed Amendment accordingly in the box provided below. **THIS BALLOT IS DUE UPON RECEIPT to the following address.** Official end date of voting is on or before 5:00 p.m. on April 30, 2019 (provided the Board may unilaterally extend such date up to sixty (60) days as many times as it desires):

Board of Directors
Mountains Edge Master Association
8090 Blue Diamond Road, Suite 240
Las Vegas, NV 89178

Alternatively, once the owner of record completes and signs the ballot, return a picture or scanned copy thereof by text or email to Jill Cain at jcain@ccmcnet.com. Your signature, property address and vote must be legible on the text or email. In addition the ballot shall be received by 5:00 p.m. on April 30, 2019, or by any date to which the board may extend the ending date.

Any ballots returned to the Board of Directors after the deadline, or any extension thereof, will not be counted.

Organizations and members of the Association have certain rights to request equal space to disseminate their viewpoints or opposing opinions pursuant to NRS 116.31035. The Association reserves the right not to send out any documents that are duplicative, obscene, or libelous. If you desire any document to be sent out pursuant to rights granted in NRS 116.31035, you must deliver the documents to the Association’s office within 15 days of the dissemination of this ballot. Any extension of the voting deadline above shall automatically be an extension of the deadline to submit any documents to be sent out to no less than 15 days before the extended voting deadline.

For the proposed action of the Association to be adopted, it must be approved by the Requisite Membership Percentage, which is at least fifty-one percent (51%) of the voting power of the Association, which is 6,052 out of 11,866 units.

YES, I hereby vote **TO APPROVE** the adoption of the Amendment attached hereto as Exhibit A.

NO, I hereby vote **TO DISAPPROVE** the adoption of the Amendment attached hereto as Exhibit A.

Date

Property Address

Print Name (Last, First)

Signature

EXHIBIT A

Section 8.12 Capitalization of Association. (Replacing Existing Section 8.12 in its entirety.) Upon acquisition of record title to a Unit by the first Home Owner thereof, and all Home Owners thereafter, a one time contribution shall be made by or on behalf of the Home Owner contributed to the operating account of the Association in an amount equal to one-half of the annual Base Assessment per Unit for that year. This amount shall be in addition to, not in lieu of, the annual Base Assessment and shall not be considered an advance payment of any assessment. This amount shall be deposited into the purchase and sale escrow and disbursed therefrom to the Association for use in covering operating expenses and other expenses incurred by the Association pursuant to the Governing Documents.

Section 10.2 Expansion by the Association. (Replacing existing Section 10.2 in its entirety.) The Association may also subject additional property to this Declaration by Recording a Supplemental Declaration describing the additional property. Any such Supplemental Declaration shall require the affirmative vote of the Executive Board at a meeting duly called for such purpose and the consent of the owner of the property to be added. The Supplemental Declaration shall not be valid unless signed by the President and Secretary of the Association, by the owner of the property.

Section 13.3 Easements for Utilities, Etc. (adding sub-section d to Section 13.3):

(d) The Association shall have the authority, but not the duty, to grant easements over the Common Elements to public or non-public entities for the installation, operation, maintenance, removal and/or replacement of infrastructure or equipment of utilities. Incidental to the authority set forth in this Section 13.3(d), the Association shall have the authority to negotiate the terms of any easement and/or access agreements for the installation, operation, maintenance, removal and/or replacement of any such infrastructure or equipment and related components as it deems in the best interest of the Association.