

TRANSITION/DOCUMENT CHECKLIST

The below checklist can be used whether between management companies or from developer to the owners. Each association may have unique components that should be taken into consideration, but this is a compilation of my years of documents accumulated over the years. Remember that Nevada law requires that all records be kept for 10 years (the minutes for the life of the association) and all others are subject to the review of your Attorney, CPA and Insurance professionals. Many of these will already be in the Association’s control, but verification is required by the developer or new company to protect themselves from finger pointing in the future.

ASSOCIATION NAME: _____ TRANSITION DATE: _____

RECORDS FROM: _____ RECORDS TO: _____
 (Even if between two managers within the same company)

DESCRIPTION OF DOCUMENTS	AVAILABLE	NOT AVAIL.
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ASSOCIATION DOCUMENTS:

1. Articles and any amendments	_____	_____
2. Bylaws	_____	_____
A. Original Signed Document	_____	_____
B. Original Signed Amendments	_____	_____
a. Amendment Dated _____	_____	_____
b. Amendment Dated _____	_____	_____
3. CC&R's	_____	_____
A. Original Recorded Documents	_____	_____
B. Restatements (if any)	_____	_____
C. Original Recorded Amendments (if any)	_____	_____
a. 1 st Recorded Amendment Dated _____	_____	_____
b. 2 nd Recorded Amendment Dated _____	_____	_____
4. Rules Adopted – (Any prior rules are necessary for our records even if amended).	_____	_____
A. Architectural Guidelines and Standards	_____	_____
B. Collection Policy	_____	_____
C. Recreational Rules	_____	_____
D. Enforcement & Fine Policy	_____	_____
E. Fine Policy (If separate from enforcement policy)	_____	_____
F. Deductible Policy – Insurance Issues	_____	_____
G. Other Misc. Rules, Regulations & Procedures Adopted	_____	_____
H. Committee Charters	_____	_____
I. Investment Policy – If one adopted	_____	_____
J. Confidentiality Policies for Board and/or Committees	_____	_____
K. Parking Rules	_____	_____
L. Valet Rules or Requirements	_____	_____
M. Others – Please provide on separate sheet if necessary?	_____	_____
5. Deeds to Common Area Property	_____	_____
6. Maintenance or Other Agreements (With anyone including subs, City, County, Etc.)	_____	_____
7. Insurance Policies (Workers Comp. - Liability. - Prop. - D&O – Fidelity/Crime, Earthquake, Flood, Non-owned auto, Mechanical & Equipment, etc. – Show exceptions below) – All since Inception.	_____	_____
8. Reserve Study – All past studies and developer transition study.	_____	_____
9. Tract Maps (All other maps available)	_____	_____
10. Public Offering Statements, Public Reports or Other Disclosure Docs. (If available)	_____	_____

- 11. Original and Revised Landscaping Plans & Drawings _____
- 12. Irrigation Plans – *Including As Built Plans* _____
- 13. "As built" plans - for all Buildings & Structures _____
- 14. Common Area Facility Plans (Pool House, Roads and Paint, etc.) _____
- 15. Square Footage for Common Area Facilities _____
- 16. Lot files (All letters, annexation agreements into community, easements, etc. kept by lot or Address.) _____
- 17. Enforcement Files _____
 - A. Computer Listing of Violation History _____
 - B. Listing of any immediate necessary actions _____
- 18. Architectural Files _____
 - A. Open Architectural Files _____
 - B. Computer listing of Architectural status of each lot _____
- 19. All prior year records - Multiple Boxes (# _____) _____
- 20. Warranty information on mechanical or other facility components (If available) _____
- 21. Inventory of all Association Property On and Off the Property _____
- 22. List of *manufactures* of paints, roofing materials, etc. _____
- 23. Paint Colors used for each house for future use in repainting _____
- 24. Injury prevention program – Employees (10 and over) _____
- 25. Facility Keys – (Pool Equipment Room, Club House, etc.) _____
- 26. Pool Key Log by Lot (Codes if electronic entry) _____
- 27. Misc. Correspondence files _____
- 28. Minute Book (All past Minutes Available) - (Years _____ thru _____) _____
- 29. Executive Session Minute Book (Years _____ thru _____) _____
- 30. Member Roster – (Listing of Mortgage Holders as well) _____
- 31. Board & Committee Member Roster with Contract Information _____
- 32. Appraiser - Lender Disclosure Sheet (If available) _____
- 33. Litigation disclosure letters (If any) _____
- 34. Listing of emergency numbers and contacts _____
- 35. Any other plans unique to this Association _____
- 36. All Correspondence _____

FINANCIAL DOCUMENTS:

- 1. Prior year Financial Statements (Years _____ thru _____) _____
- 2. Prior year Audits as required by law (Years _____ thru _____) _____
- 3. All Tax Returns – Prior Years' (Years _____ thru _____) _____
- 4. Budget - Current Year & Past years (Including Worksheets) _____
- 5. Any Tax Exempt Election Filings (If applicable) _____
- 6. Year to Date Financial Statement _____
 - A. Balance Sheet & Income Statement _____
 - B. Aged Delinquency Report & General Ledger _____
 - C. Individual History Report on All Delinquent Accounts _____
 - D. Bills Paid _____
- 7. All Bank Accounts & Control of the funds _____
- 8. Developer Transition mandatory checklist (See below) _____
- 9. Disclosure Listing of Any Subsidy's provided by Developer (See below) _____

CONTRACTS/AGREEMENTS

- 1. Professional Agreements (Along with any regular and emergency contact information) _____
 - A. Legal Agreements (Including Settlement Agreements) _____
 - B. Trustee Agreements _____
 - C. Employee Contracts _____
 - D. Construction Contracts _____
 - E. Elevator Service _____
 - F. Mechanical or Equipment Contracts _____

- G. Original Service Contracts _____
- H. Pool Service _____
- I. Gate Service Contract – If any _____
- J. Landscaping and/or tree contractor(s) _____
- K. Animal Control Contract _____
- L. Any Other Third Party Service Contracts _____
- M. Garbage Collection or Systems Contracts _____
- N. Window Washing Service Contract _____
- O. Other Maintenance or Service Agreements _____

2. All Other Contracts (Please List and provide copies as well)

DEVELOPER PROVISIONS (NRS 116.31038) IF APPLICABLE CHECK HERE: _____

- 1. The original or a certified copy of the recorded declaration as amended, the association’s articles of incorporation if the association is incorporated, bylaws, minute books and other books and records of the association and any rules or regulations which may have been adopted. _____
- 2. An accounting for money of the association and audited financial statements for each fiscal year and any ancillary period from date of the last audit of the association to the date the period of the declarant’s control ends. Must clearly state the association’s financial position. _____
- 3. A complete study of the reserves of the association. _____
- 4. Disclose, the amount by which the declarant has subsidized the association’s assessments on a per unit or per lot basis. _____
- 5. Association funds in developer control. _____
- 6. All Association Tangible Property _____
- 7. A copy of any plans and specifications used in the construction of the improvements in the common-interest community which were completed within 2 years before the declaration was recorded. _____
- 8. All insurance policies then in force, in which the units’ owners, the association, or its directors and officers are named as insured persons. (See insurance provisions above.) _____
- 9. Copies of any certificates of occupancy that may have been issued with respect to any improvements comprising the common-interest community other than units in a planned community. _____
- 10. Any renewable permits and approvals issued by governmental bodies applicable to the common-interest community which are in force and any other permits and approvals so issued and applicable which are required by law to be kept on the premises of the community. _____
- 11. Written warranties of the contractor, subcontractors, suppliers and manufacturers that are still effective. _____
- 12. A roster of owners and mortgagees of units and their addresses and telephone numbers, if known, as shown on the declarant’s records. _____
- 13. Contracts of employment in which the association is a contracting party. _____

14. Any contract for service in which the association is a contracting party or in which the association or the units' owners have any obligation to pay a fee to the persons performing the services. _____

ASSURANCES (Recommended by CAI):

- 1. A statement that the street, traffic, safety, and regulatory signs are installed in conformance with applicable state or local ordinances and with the association's legal documents. _____
- 2. Confirmation from appropriate local authorities that the fire hydrants have been placed under the local government maintenance plan, if applicable. _____
- 3. Confirmation that the city or county emergency communication centers have mapped the association for the dispatch of emergency vehicles; make sure that addresses on private streets are visible to emergency personnel. _____
- 4. A statement of determination of public agency or utility responsibility for the maintenance of the street lights and sewer systems. _____
- 5. A statement that appropriate public agencies have or have not released the completion bonds on the improvements where those bonds are required. _____

Noted Exceptions (Use next page if more space is needed): _____

Received By: _____ Date: _____
(Print & Sign Name)

Received From: _____
(Print & Sign Name)