

RIVIERA RIDGE HOMEOWNER'S ASSOCIATION

2020 Investment Policy

WHEREAS Riviera Ridge Homeowners Association
is a Nevada nonprofit (Not for Profit) corporation organized under Chapter 82

WHEREAS Riviera Ridge Homeowners Association
is subject to the Uniform Common Interest Ownership Act, Chapter 116 of the Nevada Revised Statutes

WHEREAS Riviera Ridge Homeowners Association
is subject to Chapter 116A of the Nevada Revised Statutes

WHEREAS Riviera Ridge Homeowners Association
is subject to NAC 116 of the Nevada Administrative Code

WHEREAS Riviera Ridge Homeowners Association
is subject to the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements, recorded in Clark County and
the Bylaws of the Association, duly adopted by the Board of Directors

WHEREAS Riviera Ridge Homeowners Association
bylaws, giving the Board of Directors authority to act on behalf of the Association

WHEREAS NRS 116.3103 establishes that in the performance of their duties, the members of the executive board are fiduciaries

WHEREAS NRS 116A, as amended by AB 350, requires the executive board to develop and approve written investment policies
and procedures

WHEREAS NRS 116A.400, as amended by AB 350 and SB 351, establishes that the Association shall deposit, maintain and invest
all funds of the Association in a financial institutions whose accounts are insured as required by statute

WHEREAS the association's management company has advised the Board of Directors of the association that the management
company does not have the expertise to provide investment advise and has not provided investment advice, and the manager
has further advised the Board of Directors to seek any and all investment advice from qualified professional experts in the
investment industry on any matters regarding the investment of association funds

NOW, THEREFORE BE IT RESOLVED THAT the following investment policies and procedures are adopted by Riviera Ridge
Homeowners Association

GENERAL POLICY

All funds of the Association shall be maintained and invested in a financial institution whose accounts are insured by the
Federal Deposit Insurance Corporation, national Credit Union Share Insurance Fund, Securities Investor Protection Corporation,
or a private insurer approved pursuant to NRS 678.755, or in government securities that are backed by the full faith and credit if
the united States Government.

All funds of the Associations shall be in the Association's name and will be accessible only to member of the Board of Directors.

All checks from Riviera Ridge Homeowners Association accounts will be signed by a member of the Board of Directors. The
manager will not be a signor on any account maintained by the Association. Checks for normal operations shall be permitted to
be paid digitally with documented Board consent.

Investment decisions will be made by the Board of Directors and the Board of Directors may authorize the Treasurer to renew
CDs. All transfer of funds in accordance with the investment decisions of the Board of Directors must be executed by two
members of the Executive Board of Directors.

Investment advice will be obtained from an expert in the field of investments within the limitations of NRS and NAC.

The goals of the investment policy for all accounts of Riviera Ridge Homeowners Association are in order of priority:

1. Security- All money deposited into all accounts will be adequately insured to avoid loss of any principal.
2. Liquidity- All money will be deposited and invested to ensure that funds are available to pay for authorized expenses.
3. Cost of Investment- All deposits and investments will be made with minimal costs of investment.
4. Yield- Return on investment should be maximized within the parameters of goals 1 through 3.

OPERATING FUNDS

All operating funds will be maintained in a manner that conforms to the General policy stated above. No accounts will be allowed to exceed the maximum amount that is protected by the insurers itemized above.

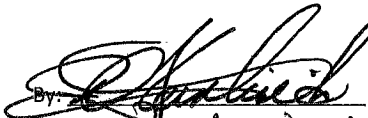
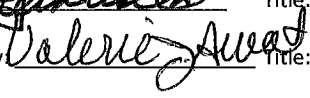
All checks for disbursements from the operating account will be provided by the contracted management company in a timely manner to avoid any late charges.

RESERVE FUNDS

All reserve funds will be maintained in a manner that conforms to the General Policy stated above, No accounts will be allowed to exceed the maximum amount that is protected by the insurers itemized above.

Money deposited in the designated reserve funds will be invested to ensure liquidity at the time the major replacement, restoration, or repair of the common element or other maintenance item is scheduled in the reserve study, or upon a schedule as decided by the Board of Directors.

This resolution is adopted and made part of the minutes of Sept/October 10, 2019, Board of Directors meeting.

By: 	Title: <u>PRESIDENT</u>
Attested By: 	Title: <u>Secretary</u>