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## PROPOSED AMENDMENT TO AB 376

(April 3, 2003)

**Section 1.** NRS 116.2117 is hereby amended to read as follows:

1. Except in cases of amendments that may be executed by a declarant under subsection 6 of NRS 116.2109 or NRS 116.211, or by the association under NRS 116.1107, subsection 4 of NRS 116.2106, subsection 3 of NRS 116.2108, subsection 1 of NRS 116.2112 or NRS 116.2113, or by certain units' owners under subsection 2 of NRS 116.2108, subsection 1 of NRS 116.2112, subsection 2 of NRS 116.2113 or subsection 2 of NRS 116.2118, and except as limited by subsection 4, the declaration~~[, including any plats and plans,]~~ may be amended only by :

(a) In an association that consists of less than 7,000 units or in an association that the declarant retains developmental rights in the common-interest community, vote or agreement of units' owners ~~[of units]~~ to which at least a majority of the votes in the association are allocated, or any larger majority the declaration specifies. The declaration may specify a smaller number only if all of the units are restricted exclusively to nonresidential use.

(b) In an association that consists of 7,000 or more units and the declarant does not possess any developmental rights in the common-interest community, vote or agreement of a majority of units' owners ~~[of units]~~ to which at least 20 percent of the votes in the association are allocated, or any larger majority the declaration specifies. The declaration may specify a smaller number only if all the units are restricted exclusively to nonresidential use.

Purpose: "Plats and plans" has been deleted because the amendment of plats and plans is covered by NRS Sections 278.473 – 477 and 117.020, which govern the mapping of subdivisions and condominiums, respectively. The deletion of the words "of units" is for clarification purposes.

Proposed amendments submitted by:

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