

Wingfield Springs Community Association

Who's Who

DEVELOPER ~ LOEB ENTERPRISES, LLC

Loeb Enterprises, LLC, is the developer of Wingfield Springs. A developer is defined as one who improves upon, sub-divides land and builds and sells parcels there on. The developer is the entity planning the general plan and scheme for the property as well as providing for the preservation and enhancement of the property values, amenities and appurtenances. Once the units are sold, the developer, guided by the provisions of Nevada Revised Statute 116 and the governing documents, will transfer control of the Association to the unit owners. At that time, a Board of Directors representing the membership will be elected. Currently, NRS 116 requires that owners elect their own representative to the Board based on the following:

Percentage / # of lots sold to owners	Representation on Board
25% or 563 lots	1 owner or 25% of the Board
50% or 1125 lots	33 1/3% of the Board
75% or 1688 lots	Owners assume control of Board

This estimate is based on 2250 lots at completion, however, the developer retains the right to annex additional lots into Wingfield Springs. This is only an estimate.

BOARD OF DIRECTORS

The Board of Directors is the official governing body of the Association, and they bear the ultimate responsibility for operating the Association on behalf of the owners. The role of the Board is to act as policy makers, those persons who set the standards for the Community which should be for the betterment of all who reside within. In addition, the Board members shall be knowledgeable in the laws which can affect the operation of the Association.

MANAGEMENT~ Associated Management, Inc.

The primary purpose of the Association is to maintain, protect and enhance the asset (*the Community*). The Members of the Association elect a Board of Directors to supervise and administer the Association's business. Although the Board of Directors cannot delegate its responsibility to supervise implementation of its decisions, it can delegate authority to act on behalf of the Association. This is accomplished through professional management.

Association management is a highly specialized field which requires licensing by the State of Nevada for those persons providing services for compensation. The major value of professional management is having a trained, licensed and professional staff skilled in Association management to assist the Board in the implementation of its decisions, administration of services, programs and operations of the Association *within the policies and guidelines set by the Board*, provide information, training and leadership. However, the Management Company or manager is *not* the decision maker for the Association. The Board is.

THE WINGFIELD COMMUNITY

The Wingfield Springs Planned community consists of 1341 +/- acres of the most unique and scenic land in northern Nevada. The development features numerous natural lakes fed by seven underground warm springs and abounds with natural wildlife. When completed, Wingfield Springs is planned to consist of:

- 2,462 +/- residential units including ridge top lots, hillside lots, executive lots, amenity lots, builder lots, patio homes, golf cottages, custom home sites and apartments
- 18-hole Robert Trent Jones II designed only championship golf course with a magnificent clubhouse, open to the public on a daily fee basis
- 18-hole Hale Irwin designed members only championship golf course.
- Commercial Village Center featuring a planned general store, offices, fire station and other shopping and community services
- Community features include an extensive network of over 350 acres of open space, parks, pedestrian trails and wildlife and historic interpretive facilities

For further information about our neighborhood builders you can log onto Wingfield Springs internet site at www.wingfieldsprings.com

NEIGHBORHOOD BUILDERS

The Fairways

Lakemont Homes
6150 Vista Boulevard
Sparks, NV 89436

Customer Service: (775) 824-3699
Sales: (775) 626-4004
Fax: (775) 626-8008

Glen Eagles

Barker-Coleman Communities
4741 Caughlin Parkway, Suite 4
Reno, NV 89509
www.barkercoleman.com

Customer Service: (775) 828-5111
Fax: (775) 828-6501

Huntfield

Neuffer Homes
990 Caughlin Circle
Reno, NV 89509

Customer Service: (775) 747-8300
Fax: (775) 747-8314

Mallard Glen

Bright Homes
2840 Albazano Drive
Sparks, NV 89436

Customer Service: (775) 626-2745
Sales: (775) 626-5700
Fax: (775) 626-5779

Ridgecrest

Bright Homes
2840 Albazano Drive
Sparks, NV 89436

Customer Service: (775) 626-2745
Sales: (775) 626-5700
Fax: (775) 626-5779

Meritage

RWR Homes
3013 Banestone Rd.
Sparks, NV 89436

Sales: (775) 626-2214
Fax: (775) 626-2460