

Nevada Community Manager Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

- 1. If a judgment exceeds the insurance policy amount, who is responsible for the difference?**
 - A. The management company**
 - B. The declarant**
 - C. The homeowners**
 - D. The insurance provider**
- 2. In Nevada, who is responsible for overseeing the community financials?**
 - A. The property management company**
 - B. The community's board of directors**
 - C. The state government**
 - D. Each homeowner**
- 3. What is a common consequence for violating fair housing laws?**
 - A. Monetary fines**
 - B. Mandatory training**
 - C. License suspension**
 - D. Formal reprimand**
- 4. What governs the installation and use of satellite dishes?**
 - A. NRS 116A**
 - B. State Law**
 - C. Federal Regulations**
 - D. Local ordinances**
- 5. What does "RFP" stand for?**
 - A. A request for proposal**
 - B. A detailed listing of homeowner requests**
 - C. A comprehensive list of proposed capital projects**
 - D. All of the above**

- 6. Which of the following is not typically a responsibility of a community manager?**
- A. Collecting assessments**
 - B. Providing legal advice**
 - C. Maintaining community property**
 - D. Supervising staff**
- 7. The ADR process primarily addresses which type of disputes?**
- A. Violations of NRS**
 - B. Governing documents disputes**
 - C. Violations of NAC**
 - D. All of the above**
- 8. Management of a CIC is codified in:**
- A. Article 1 of NRS 116**
 - B. Article 2 of NRS 116**
 - C. Article 3 of NRS 116**
 - D. Article 4 of NRS 116**
- 9. NRS 278 is concerned with what topics?**
- A. Public Health**
 - B. Real Estate Brokers**
 - C. Planning and Zoning**
 - D. State governance**
- 10. Under Fair Housing regulations, reasonable modifications can be made to the unit:**
- A. At the tenant's expense**
 - B. As long as restoration isn't required when the tenant moves out**
 - C. As long as parking outside the entry to the clubhouse is not changed**
 - D. All of the above**

Answers

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1. C
2. B
3. A
4. C
5. A
6. B
7. B
8. C
9. C
10. A

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Explanations

1. If a judgment exceeds the insurance policy amount, who is responsible for the difference?

- A. The management company**
- B. The declarant**
- C. The homeowners**
- D. The insurance provider**

In the scenario presented, if a judgment exceeds the amount covered by the insurance policy, the homeowners are responsible for the difference. This responsibility arises from the nature of insurance policies, which typically have specific coverage limits. In most cases, an insurance policy is designed to provide financial protection up to a stated limit. When a judgment is awarded that surpasses this limit, the excess amount is not covered by the insurance provider. Consequently, the obligation to cover that remaining amount falls back on the homeowners. They are liable for any financial judgments that are not satisfied by the insurance coverage, as they are the ultimate owners and bear the financial risk associated with their property. Understanding this concept is crucial for homeowners, as it highlights the importance of maintaining adequate insurance coverage to mitigate potential liabilities. It also emphasizes the need for homeowners to be aware of the terms of their insurance policies and to consider additional coverage if they have high liabilities or risk exposure.

2. In Nevada, who is responsible for overseeing the community financials?

- A. The property management company**
- B. The community's board of directors**
- C. The state government**
- D. Each homeowner**

In Nevada, the board of directors of a community is responsible for overseeing the community financials. This responsibility includes managing the budget, approving expenditures, and ensuring that the community's funds are being used appropriately and in the best interest of the homeowners. The board is typically composed of homeowners elected by their peers within the community, thus ensuring that the financial decisions reflect the interests of the community members. They are tasked with fiduciary duties, meaning they have to manage the community's finances responsibly, transparently, and in compliance with relevant laws and regulations. The property management company can assist in managing the financial aspects and may handle day-to-day operations related to finances, but ultimate oversight and decision-making authority rests with the board of directors. State government involvement typically occurs in regulatory oversight rather than direct management of community finances, and each homeowner does not have individual responsibility in managing the entire community's financials.

3. What is a common consequence for violating fair housing laws?

- A. Monetary fines**
- B. Mandatory training**
- C. License suspension**
- D. Formal reprimand**

Monetary fines are a common consequence for violating fair housing laws because these laws are designed to promote equality and prevent discrimination in housing practices. When an individual or entity fails to comply with these regulations, financial penalties are often imposed by government agencies or through the judicial system to deter future violations and hold the offending party accountable. Fines serve not only as a punishment but also as a means to underscore the importance of fair housing principles, encouraging compliance and educating those within the industry about the severity of ignoring such laws. While other options may also occur as consequences in different contexts or severity of violations, monetary fines are a standard and immediate repercussion for breaches of fair housing regulations.

4. What governs the installation and use of satellite dishes?

- A. NRS 116A**
- B. State Law**
- C. Federal Regulations**
- D. Local ordinances**

The installation and use of satellite dishes are primarily governed by federal regulations, specifically by the Federal Communications Commission (FCC). In 1996, the Telecommunications Act was enacted, which includes provisions that limit the ability of homeowners' associations (HOAs) and similar entities from imposing restrictions on the installation of satellite dishes that are under one meter in diameter. This federal law aims to promote communication and ensure that individuals have access to satellite services without undue interference from local rules and regulations. While state laws and local ordinances may have their own rules regarding installations, they cannot contradict the federal regulations that guarantee individuals the right to install satellite dishes under certain conditions. As a result, understanding the federal landscape is essential for community managers and homeowners alike when it comes to satellite dish installations.

5. What does "RFP" stand for?

- A. A request for proposal**
- B. A detailed listing of homeowner requests**
- C. A comprehensive list of proposed capital projects**
- D. All of the above**

The term "RFP" stands for "request for proposal." This designation is commonly used in various fields, including community management and contracting, to solicit proposals from vendors or service providers. An RFP typically outlines the specifications of a project or service that an organization needs, along with the criteria for selection and guidelines for submitting proposals. While other choices may seem relevant, they do not accurately describe what an RFP specifically stands for. For instance, a detailed listing of homeowner requests pertains more to individual homeowner needs rather than the formal bidding process an RFP initiates. Similarly, a comprehensive list of proposed capital projects might be included within the context of an RFP, but it does not define the term itself. Therefore, while all the options may relate to community management, the essence of what "RFP" signifies focuses on the structured process of requesting proposals for services or projects.

6. Which of the following is not typically a responsibility of a community manager?

- A. Collecting assessments**
- B. Providing legal advice**
- C. Maintaining community property**
- D. Supervising staff**

Providing legal advice is not typically a responsibility of a community manager because community managers are usually not licensed legal professionals. Their primary role involves overseeing the day-to-day operations of a community or homeowners association, which includes managing facilities, ensuring compliance with community rules, and overseeing community staff. While they may work closely with attorneys and should have an understanding of relevant laws and regulations, giving legal advice falls outside their professional expertise. In contrast, collecting assessments, maintaining community property, and supervising staff are all standard duties within a community manager's scope of work. Collecting assessments ensures that the community has the necessary funding for maintenance and improvements, maintaining community property involves the upkeep of common areas and amenities, and supervising staff is essential for effective management of day-to-day operations. Each of these responsibilities directly contributes to the smooth functioning of the community, whereas providing legal advice is reserved for qualified legal professionals.

7. The ADR process primarily addresses which type of disputes?

- A. Violations of NRS**
- B. Governing documents disputes**
- C. Violations of NAC**
- D. All of the above**

The answer identifies that the ADR (Alternative Dispute Resolution) process primarily deals with disputes arising from governing documents. This is correct because ADR is designed to provide a more efficient, informal, and cost-effective means of resolving disputes without resorting to formal litigation. Governing documents, which include items such as bylaws, declarations, and CC&Rs (Covenants, Conditions, and Restrictions), typically encompass the rules and guidelines that dictate how a community association operates and how its members interact. When disputes arise concerning these governing documents, ADR methods like mediation or arbitration are often utilized to resolve these issues amicably, as they involve interpretations and enforcement of the specific rules set forth within these documents. While violations of NRS (Nevada Revised Statutes) and violations of NAC (Nevada Administrative Code) can also lead to disputes, they often require different legal proceedings or regulatory remedies, and are not always suited to the ADR process. Thus, the focus of the ADR process is most closely aligned with issues that stem from the governing documents of community associations.

8. Management of a CIC is codified in:

- A. Article 1 of NRS 116**
- B. Article 2 of NRS 116**
- C. Article 3 of NRS 116**
- D. Article 4 of NRS 116**

The management of a Common Interest Community (CIC) is specifically codified in Article 3 of Nevada Revised Statutes (NRS) 116. This article lays out the framework for the administration, management, and operation of community associations within the state of Nevada. It includes key provisions related to the responsibilities and powers of the associations, governance of common areas, and the management of funds, among other operational aspects. This legal framework is essential for guiding community managers and board members in their governance roles. Articles 1, 2, and 4 of NRS 116 cover other aspects of common interest communities, such as definitions, establishment of associations, and remedies for violations, but it is Article 3 that specifically focuses on the management protocols essential for running a CIC effectively.

9. NRS 278 is concerned with what topics?

- A. Public Health
- B. Real Estate Brokers
- C. Planning and Zoning**
- D. State governance

NRS 278 focuses on Planning and Zoning, which encompasses various aspects related to land use, development regulations, and the organization of community resources and spaces. This statute outlines the authority of local governments in Nevada to create comprehensive plans for the physical development of their jurisdictions, including ordinances and regulations that govern land use. Understanding the implications of NRS 278 is crucial for community managers, as it directly affects how communities are developed, the types of projects that can be undertaken, and the overall management of community resources. It empowers local authorities to manage growth and development in a way that aligns with the community's goals and needs, ensuring that land use planning balances development with public welfare, environmental protection, and economic viability.

10. Under Fair Housing regulations, reasonable modifications can be made to the unit:

- A. At the tenant's expense**
- B. As long as restoration isn't required when the tenant moves out
- C. As long as parking outside the entry to the clubhouse is not changed
- D. All of the above

The correct answer is that reasonable modifications can be made to the unit at the tenant's expense. This is in alignment with the Fair Housing Act, which stipulates that individuals with disabilities are allowed to make modifications to their living spaces to ensure accessibility. While tenants must cover the costs of these modifications, they are also protected by the right to live in a home that meets their accessibility needs. In the context of the other options, modifications do not need to adhere to the condition of restoration upon moving out, as the law allows tenants to have modifications that can make a unit more livable for them, even if those changes are permanent. The mention of parking outside the entry to the clubhouse relates to modifications within the unit itself rather than general property management or community rules, and thus does not apply as a relevant condition for reasonable modifications under the Fair Housing laws. Therefore, the requirement of expense is the fundamental principle governing reasonable modifications.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://nvcommunitymanager.examzify.com>

We wish you the very best on your exam journey. You've got this!