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8 **UNITED STATES DISTRICT COURT**
 9 **DISTRICT OF NEVADA**

10 **BANK OF AMERICA, N.A.,**
 11 **Plaintiff,**
 12 **v.**
 13 **HOLLYWOOD HIGHLANDS EAST**
 14 **LANDSCAPE MAINTENANCE ASSOCIATION,**
 15 **INC.; SATICOY BAY LLC SERIES 6526**
 16 **ASTORVILLE; and NEVADA ASSOCIATION**
 17 **SERVICES, INC.,**
 18 **Defendants.**

Case No.: 2:16-cv-02252-RFB-PAL

STIPULATED PROTECTIVE ORDER

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18 Subject to the approval of the court, Bank of America, N.A. (**BANA**), Hollywood Highlands
 19 East Landscape Maintenance Association, Inc. (**HOA**), and Saticoy Bay LLC Series 6526 Astorville
 20 (**Saticoy**) stipulate to the following Protective Order:

21 To expedite the flow of discovery, facilitate the prompt resolution of disputes over
 22 confidentiality, adequately protect material claimed to be confidential, and ensure protection is
 23 afforded only to material so designated, it is, pursuant to the Court's authority under Federal Rules of
 24 Civil Procedure 26(c), **ORDERED** this Protective Order shall govern the disclosure, handling and
 25 disposition of documents in this litigation as follows:
 26

1 records for inspection and the requesting party elects to inspect them, no designation of Confidential
2 Information needs to be made in advance of the inspection. For purposes of such inspection, all
3 material produced shall be considered as Confidential Information. If the inspecting party selects
4 specified documents to be copied, the producing party shall designate Confidential Information in
5 accordance with subparagraph 3.2 at the time the copies are produced.

6 3.5 Deposition Transcripts. The party asserting confidentiality shall state on the
7 record the portions it deems confidential. The failure to designate testimony on the record as
8 confidential shall be a waiver unless the designating party notifies all other parties and files a motion
9 to designate the testimony as confidential within 5 days of the notification.

10 3.6 Inadvertent Failure to Designate. Inadvertent failure to identify documents or
11 things as "Confidential" pursuant to this Protective Order shall not constitute a waiver of any
12 otherwise valid claim for protection, provided that the provisions of this paragraph are satisfied. If the
13 designating party discovers that information should have but was not designated "Confidential" or of
14 the designating party receives notice that would enable the designated party to learn that it has
15 disclosed such information, the designating party must immediately notify all other parties. In such
16 event, within thirty (30) days of notifying all other parties, the designating parties must also provide
17 copies of the "Confidential" information designated in accordance with this Protective Order. After
18 receipt of such re-designated information, the "Confidential" information shall be treated as required
19 by this Protective Order, and the receiving party(ies) shall promptly, and in no event more than
20 fourteen (14) calendar days from the receipt of the re-designated information, return to the designated
21 party all previously produced copies of the same unlegended documents or things. The designating
22 party and the parties may agree to alternative means. The receiving party(ies) shall receive no
23 liability, under this Protective Order or otherwise, for any disclosure of information contained in
24 unlegended documents or things occurring before the receiving party was placed on notice of the
25 designating party's claims of confidentiality.

26 4. **Designations by Another Party.**

27 4.1 Notification of Designation. If a party other than the producing party believes
28

1 that a producing party has produced a document that contains or constitutes Confidential Information
2 of the non-producing party, the non-producing party may designate the document as Confidential
3 Information by so notifying all parties in writing within fourteen (14) days of service of the document.

4 4.2 Return of Documents; Non-disclosure. Whenever a party other than the
5 producing party designates a document produced by a producing party as Confidential Information in
6 accordance with subparagraph 4.1, each party receiving the document shall either add the Confidential
7 Information designation in accordance with subparagraph 3.2 or substitute a copy of the document
8 bearing such designation for each copy of the document produced by the producing party. Each party
9 shall destroy all undesignated copies of the document or return those copies to the producing party, at
10 the direction of the producing party. No party shall disclose a produced document to any person, other
11 than the persons authorized to receive Confidential Information under subparagraph 7.1, until after the
12 expiration of the fourteen (14) day designation period specified in subparagraph 4.1. If during the
13 fourteen (14) day designation period a party discloses a produced document to a person authorized to
14 receive Confidential Information under subparagraph 7.1, and that document is subsequently
15 designated as Confidential Information in accordance with subparagraph 4.1, the disclosing party shall
16 cause all copies of the document to be destroyed or returned to the producing party, at the direction of
17 the producing party. The party may thereafter disclose a copy of the document that has been marked
18 as Confidential Information by the designating party, in accordance with subparagraphs 3.2 and 7.1.

19 5. **Objections to Designations**. Any party objecting to a designation of Confidential
20 Information, including objections to portions of designations of multi-page documents, shall notify the
21 designating party and all other parties of the objection in writing forty-five (45) days before trial of the
22 matter. This notice must specifically identify each document that the objecting party in good faith
23 believes should not be designated as Confidential Information and provide a brief statement of the
24 grounds for such belief. In accordance with the Federal Rules of Civil Procedure governing discovery
25 disputes, the objecting and the designating parties thereafter shall confer within ten (10) days after the
26 date of such objection in an attempt to resolve their differences. If the parties are unable to resolve
27 their differences, the designating party shall have fourteen (14) days after the conference concludes to

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1 file with the Court a motion to deem the information as Confidential Information. Where a party
2 authored, created, owns, or controls a document, information or other material that another party
3 designates as Confidential Information, the party that authored, created, owns, or controls the
4 Confidential Information may so inform the objecting party and thereafter shall also be considered a
5 designating party for purposes of this paragraph.

6 All documents, information and other materials initially designated as Confidential Information
7 shall be treated as such in accordance with this Protective Order unless and until the Court rules
8 otherwise, except for deposition transcripts and exhibits initially considered as containing
9 Confidential Information under subparagraph 3.5, which will lose their confidential status after
10 fourteen (14) days unless so designated as Confidential Information. If the Court rules that a
11 designation should not be maintained as to a particular document, the producing party shall, upon
12 written request by a party, provide that party a copy of that document without the designation
13 described in subparagraph 3.2.

14 If a designating party elects not to make such a motion with respect to documents within
15 fourteen (14) days after the conference, information or other materials to which an objection has been
16 made, the Confidential Information designation shall be deemed withdrawn. The objecting party shall
17 have fourteen (14) days to respond to the objecting party's motion. If no response is filed by the
18 objecting party within fourteen (14) days, the designating party shall be deemed to have consented to
19 the designating party's motion.

20 6. **Custody.** All Confidential Information and any and all copies, extracts and summaries
21 thereof, including memoranda relating thereto, shall be retained by the receiving party in the custody
22 of counsel of record, or by persons to whom disclosure is authorized under subparagraph 7.1.

23 7. **Handling Prior to Trial.**

24 7.1 Authorized Disclosures. Confidential Information shall be disclosed by the
25 receiving party only to the following persons:

- 26 a. Counsel for the parties in this litigation, including their associates, clerks,
27 paralegals, and secretarial personnel;

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- 1 b. Qualified persons taking testimony in this litigation involving such
- 2 Confidential Information, and necessary stenographic, videotape and
- 3 clerical personnel;
- 4 c. Experts and their staff who are retained by counsel as expert witnesses for
- 5 a party in this litigation;
- 6 d. Experts and their staff who are consulted by counsel for a party in this
- 7 litigation;
- 8 e. Parties to this litigation, limited to the named party and, if that party is a
- 9 corporate entity, a limited number of employees of the corporate entity
- 10 and its insurers;
- 11 f. Designated in-house counsel and a limited number of assistants,
- 12 administrative or otherwise;
- 13 g. Outside vendors employed by counsel for copying, scanning and general
- 14 handling of documents;
- 15 h. Any person of whom testimony is taken regarding the Confidential
- 16 Information, except that such person may only be shown Confidential
- 17 Information during his/her testimony, and may not retain a copy of such
- 18 Confidential Information; and
- 19 i. This Court and this Court's staff, subject to the Court's processes for filing
- 20 materials under seal.

21 Such disclosures are authorized only to the extent necessary to investigate, prosecute, or
22 defend the litigation.

23 Confidential Information may not be disclosed to persons under subparagraphs (c) or (d) until
24 the receiving party has obtained a written acknowledgment from the person receiving Confidential
25 Information, in the form of the Declaration attached hereto as Exhibit A, that he or she has received a
26 copy of this Protective Order and has agreed to be bound by it. A party who discloses Confidential
27 Information in accordance with subparagraph 7.1 shall retain the written acknowledgment from each

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1 person receiving Confidential Information, shall maintain a list of all persons to whom a receiving
2 party has disclosed Confidential Information and identify what documents have been disclosed, and
3 shall furnish the written acknowledgments and disclosure list to opposing counsel as follows: (i) for a
4 person under subparagraph (c), within thirty (30) days after the person signs the Declaration; and (ii)
5 for a person under subparagraph (d), within thirty (30) days after the matter is finally concluded.
6 Disclosure of Confidential Information to this Court, including judicial staff, shall be made in
7 accordance with subparagraph 7.4 of this Protective Order.

8 7.2 Unauthorized Disclosures. All persons receiving Confidential Information
9 under the terms of this Protective Order are under the jurisdiction of the state courts and U.S. federal
10 courts located in Nevada for all matters arising from the improper disclosure or use of such
11 information. If Confidential Information is disclosed to any person other than in the manner
12 authorized by this Protective Order, the party or person responsible for the disclosure, and any other
13 party or person who is subject to this Protective Order and learns of such disclosure, shall immediately
14 bring such disclosure to the attention of the designating party. Without prejudice to other rights and
15 remedies of the designating party, the responsible party or person shall make every effort to obtain
16 and return the Confidential Information and to prevent further disclosure on its own part or on the part
17 of the person who was the unauthorized recipient of such information.

18 7.3 Court Filings. In the event any Confidential Information must be filed with the
19 Court prior to trial, the proposed filing shall be accompanied by a motion to file the Confidential
20 Information under seal that complies with Local Rule 10-5(b) and a proposed order, and the
21 application and proposed order shall be directed to the judge to whom the Confidential Information is
22 directed. This provision is applicable to briefs, memoranda, and other filings which quote, summarize,
23 or describe Confidential Information.

24 8. **Care in Storage**. Any person in possession of Confidential Information produced by
25 another party shall exercise reasonable and appropriate care with regard to the storage, custody,
26 copying, and use of such information to ensure that the confidential and sensitive nature of same is
27 maintained.

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1 9. **Handling During Trial.** Confidential Information that is subject to this Order may be
2 marked and used as trial exhibits by either party, subject to terms and conditions as imposed by the
3 Court upon application by any party.

4 10. **No Implied Waivers.** This Protective Order shall not be interpreted as a waiver of the
5 right to object, under applicable law, to the furnishing of information in response to discovery requests
6 or to object to a requested inspection of documents or facilities. Parties producing Confidential
7 Information in this litigation are doing so only pursuant to the terms of this Protective Order. The
8 taking of any action in accordance with the provisions of this Protective Order shall not be interpreted
9 as a waiver of any claim or position or defense in this action, or any other actions.

10 11. **No Admission.** The designation of any item as Confidential Information shall not be
11 construed as an admission that such material, or any testimony concerning such material, would be
12 admissible in evidence in this litigation or in any other proceeding.

13 12. **Inadvertent Disclosure.** Nothing in this Protective Order abridges applicable law
14 concerning inadvertent disclosure of a document that the Disclosing Party believes contains attorney-
15 client communications, attorney work product, or otherwise privileged information. If a party
16 inadvertently discloses documents or information subject to a claim of privilege or work product
17 protection, such disclosure will not waive otherwise applicable claims of privilege or work product
18 protection under applicable law. Upon discovery by the Receiving Party, or receipt of written notice
19 from the Disclosing Party identifying privileged or protected Documents that were inadvertently
20 produced, the receiving party shall within seven (7) business days either: (a) return or certify the
21 destruction of all such documents, all copies, and any work product or portions of any work product
22 containing or reflecting the contents of the subject materials; or (b) follow the procedures outlined in
23 paragraph 5 above for objecting to the designation of Confidential Information. The objecting party
24 shall do nothing to compromise the privilege claim until the Court rules on said motion and the
25 opportunity for appellate review is exhausted or the issue is otherwise resolved.

26 13. **Parties' Own Documents.** This Protective Order shall in no way restrict the parties in
27 their use of their own documents and information, and nothing in this Protective Order shall preclude
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1 any party from voluntarily disclosing its own documents or information to any party or nonparty.

2 14. **Motion by Third Party to Compel Production of Confidential Information.** If any
3 third party subpoenas Confidential Information from a party to this action or moves to compel a party
4 to this action to produce any such information, such party shall immediately notify the parties who
5 originally produced and/or designated such information that a subpoena has been served or a motion
6 has been made in order to allow the parties who originally produced and/or designated such
7 information the opportunity to seek a protective order or oppose the motion or application. If, within
8 thirty (30) days after receiving notice of a subpoena seeking Confidential Information from a
9 receiving party, the party who originally produced and/or designated such information fails to move
10 for a protective order, the party subject to the subpoena may produce said information. In addition, if a
11 party is ordered to produce Confidential Information covered by this Protective Order, then notice
12 and, if available, a copy of the order compelling disclosure shall immediately be given the parties who
13 originally produced and/or designated such information. Nothing in this Protective Order shall be
14 construed as requiring the party who is ordered to produce such Confidential Information to challenge
15 or appeal any order requiring the production of such information or to subject himself/herself to any
16 penalty for non-compliance with any legal process or seek any relief from the Court.

17 15. **No Effect on Other Rights.** This Protective Order shall in no way abrogate or
18 diminish any pre-existing contractual, statutory, or other legal obligations or rights of any party with
19 respect to Confidential Information.

20 16. **Modification.** In the event any party hereto seeks a Court order to modify the terms of
21 this Protective Order, or seeks a protective order which incorporates the terms and conditions of this
22 Protective Order said party shall make such request by written stipulation or noticed motion to all
23 parties that must be served and filed in accordance with local court rules.

24 17. **Handling Upon Conclusion of Litigation.** All parties, counsel, and persons to whom
25 disclosure was made agree to return all Confidential Information to the designating party within thirty
26 (30) days of the conclusion of litigation between the parties, including final appellate action or the
27 expiration of time to appeal or seek further review. In addition, counsel shall certify in writing that all

1 such Confidential Information have been returned. Counsel for each party also shall contact each
2 person to whom that party has provided a copy of any Confidential Information and request the
3 documents be returned. In lieu of returning Confidential Information, the person or party in possession
4 of such information may elect to destroy it. If the person or party in possession of Confidential
5 Information elects to destroy it rather than return it, that person or party must notify the designating
6 party in writing of the destruction of the information within ninety (90) days of the conclusion of
7 litigation between the parties, including final appellate action or the expiration of time to appeal or
8 seek further review.

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1 18. **Survival of the Terms of this Protective Order.** Even after the termination of this
2 litigation, the confidentiality obligations imposed by this Protective Order shall remain in effect until
3 a Designating Party otherwise in writing or a court order otherwise directs.

4 DATED October 11, 2018.

6 **AKERMAN LLP**

7 /s/ Vatana Lay

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Attorney for Saticoy Bay LLC Series 6526
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23 **ORDER**

24 **IT IS SO ORDERED:**

25 
26 **UNITED STATES MAGISTRATE JUDGE**

27 **DATED:** October 16, 2018

EXHIBIT A

ACKNOWLEDGEMENT AND AGREEMENT TO BE BOUND

I, _____, and read in its entirety and understand the Protective Order that was issued by the United States District Court, for the District of Nevada, on _____, 2018, in the case of Bank of America, N.A., Case No. 2:16-cv-02252-RFB-PAL. I agree to comply with and be bound by all terms of this Protective Order and I understand and acknowledge that failure to so comply could expose me to sanctions and punishment in the nature of contempt. I solemnly promise that I will not disclose in any manner any information or item that is subject to this Protective Order to any person or entity except in strict compliance with this Protective Order. Further, I solemnly promise that I will not offer to sell, advertise or publicize that I have obtained any protected material subject to this Protective Order.

At the conclusion of this matter, I will return all protected materials which came into my possession or control to counsel for the party from whom I received the protected material, or I will destroy those materials. I understand that any confidential information contained within any summaries of protected material shall remain protected pursuant to the terms of this Order.

I further agree to submit to the jurisdiction of the United States District Court, for the District of Nevada for the purpose of enforcing the terms of this Protective Order, even if such enforcement proceedings occur after termination of this action.

I certify under penalty of perjury that the foregoing is true and correct.

Date: _____
 City and State where signed: _____
 Printed Name: _____
 Address: _____
 Signature: _____

DATED: _____

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