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Bank of America, N.A., successor by merger
to BAC Home Loans Servicing LP f/k/a
Countrywide Home Loans Servicing LP*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS
SERVICING, LP, F/K/A COUNTRYWIDE
HOME LOANS SERVICING LP,

Plaintiff,

vs.

FALCON POINTE ASSOCIATION; SFR
INVESTMENTS POOL 1, LLC; and RED
ROCK FINANCIAL SERVICES, LLC,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

Counter/Cross-Claimant,

vs.

BANK OF AMERICA, N.A., successor by
merger to BAC HOME LOANS SERVICING,
LP, FKA COUNTRYWIDE HOME LOANS
SERVICING, LP; MARK COWENS, an
individual; and MELANIE GIESE, an individual,

Counter/Cross-Defendants.

Case No.: 2:16-cv-00814-GMN-CWH

STIPULATED PROTECTIVE ORDER

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1 FALCON POINTE ASSOCIATION,
2
3 Cross-claimant,
4 vs.
5 RED ROCK FINANCIAL SERVICES, LLC,
6
7 Cross-Defendant.

8 Subject to the approval of the Court, plaintiff and counter-defendant Bank of America, N.A.,
9 successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing,
10 LP, defendant and cross-claimant Falcon Point Association, defendant and cross-defendant Red
11 Rock Financial Services, LLC, and defendant, counterclaimant and cross-claimant SFR Investments
12 Pool 1, LLC stipulate to the following Protective Order:

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

18 1. **Application.**

19 1.1 This Protective Order shall govern any document, information or other material
20 that is designated as containing "Confidential Information" as defined herein, and is produced in
21 connection with this litigation by any person or entity (the "producing party"), whether in response to
22 a discovery request, subpoena or otherwise, to any other person or entity (the "receiving party")
23 regardless of whether the person or entity producing or receiving such information is a party to this
24 litigation.

25 1.2 The party who asserts that particular information should be treated as
26 Confidential Information under this Protective Order has the burden of proof to establish that the
27 information or document is entitled to such protection.

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1 A party producing documents that are stored on electronic, magnetic, optical or other non-paper
2 media, such as compact discs, DVD's, video tapes and audio tapes (collectively, "data storage
3 devices") shall designate the data storage device as containing Confidential Information, by affixing a
4 label or stamp to the data storage device in the manner described above at the time copies of such data
5 storage devices are produced. If the receiving party or other persons or entities to whom disclosure is
6 authorized pursuant to subparagraph 7.1 make a copy of any data storage device designated by the
7 producing party as containing Confidential Information, the receiving party or other authorized person
8 shall mark each such copy as containing Confidential Information in the same form as the
9 confidentiality notice on the original data storage device produced. If the receiving party or other
10 authorized person prints out or otherwise makes copies of the documents or information stored on
11 such data storage device, the receiving party or other authorized person shall mark each page so
12 copied with the label or stamp specified in subparagraph 3.2.

13 3.3 Interrogatory Answers. If a party answering an interrogatory or other discovery
14 demand believes that its answer contains Confidential Information, it shall state so in the interrogatory
15 response, and that portion of the response will be entitled to the protections of this order.

16 3.4 Inspection of Documents. In the event a party elects to produce files and
17 records for inspection and the requesting party elects to inspect them, no designation of Confidential
18 Information needs to be made in advance of the inspection. For purposes of such inspection, all
19 material produced shall be considered as Confidential Information. If the inspecting party selects
20 specified documents to be copied, the producing party shall designate Confidential Information in
21 accordance with subparagraph 3.2 at the time the copies are produced.

22 3.5 Deposition Transcripts. The party asserting confidentiality shall state on the
23 record the portions it deems confidential. The failure to designate testimony on the record as
24 confidential shall be a waiver unless the designating party notifies all other parties and files a motion
25 to designate the testimony as confidential within 5 days of the notification.

26 3.6 Inadvertent Failure to Designate. Inadvertent failure to identify documents or
27 things as "Confidential" pursuant to this Protective Order shall not constitute a waiver of any
28 otherwise valid claim for protection, provided that the provisions of this paragraph are satisfied. If the

1 designating party discovers that information should have but was not designated "Confidential" or of
2 the designating party receives notice that would enable the designated party to learn that it has
3 disclosed such information, the designating party must immediately notify all other parties. In such
4 event, within thirty (30) days of notifying all other parties, the designating parties must also provide
5 copies of the "Confidential" information designated in accordance with this Protective Order. After
6 receipt of such re-designated information, the "Confidential" information shall be treated as required
7 by this Protective Order, and the receiving party(ies) shall promptly, and in no event more than
8 fourteen (14) calendar days from the receipt of the re-designated information, return to the designated
9 party all previously produced copies of the same unlegended documents or things. The designating
10 party and the parties may agree to alternative means. The receiving party(ies) shall receive no
11 liability, under this Protective Order or otherwise, for any disclosure of information contained in
12 unlegended documents or things occurring before the receiving party was placed on notice of the
13 designating party's claims of confidentiality.

14 4. **Designations by Another Party.**

15 4.1 Notification of Designation. If a party other than the producing party believes
16 that a producing party has produced a document that contains or constitutes Confidential Information
17 of the non-producing party, the non-producing party may designate the document as Confidential
18 Information by so notifying all parties in writing within fourteen (14) days of service of the document.

19 4.2 Return of Documents; Non-disclosure. Whenever a party other than the
20 producing party designates a document produced by a producing party as Confidential Information in
21 accordance with subparagraph 4.1, each party receiving the document shall either add the Confidential
22 Information designation in accordance with subparagraph 3.2 or substitute a copy of the document
23 bearing such designation for each copy of the document produced by the producing party. Each party
24 shall destroy all undesignated copies of the document or return those copies to the producing party, at
25 the direction of the producing party. No party shall disclose a produced document to any person, other
26 than the persons authorized to receive Confidential Information under subparagraph 7.1, until after the
27 expiration of the fourteen (14) day designation period specified in subparagraph 4.1. If during the
28 fourteen (14) day designation period a party discloses a produced document to a person authorized to

1 receive Confidential Information under subparagraph 7.1, and that document is subsequently
2 designated as Confidential Information in accordance with subparagraph 4.1, the disclosing party shall
3 cause all copies of the document to be destroyed or returned to the producing party, at the direction of
4 the producing party. The party may thereafter disclose a copy of the document that has been marked
5 as Confidential Information by the designating party, in accordance with subparagraphs 3.2 and 7.1.

6 5. **Objections to Designations**. Any party objecting to a designation of Confidential
7 Information, including objections to portions of designations of multi-page documents, shall notify the
8 designating party and all other parties of the objection in writing up to 45 days before trial of the
9 matter. This notice must specifically identify each document that the objecting party in good faith
10 believes should not be designated as Confidential Information and provide a brief statement of the
11 grounds for such belief. In accordance with the Federal Rules of Civil Procedure governing discovery
12 disputes, the objecting and the designating parties thereafter shall confer within ten (10) days after the
13 date of such objection in an attempt to resolve their differences. If the parties are unable to resolve
14 their differences, the designating party shall have twenty one (21) days after the conference concludes
15 to file with the Court a motion to deem the information as Confidential Information. Where a party
16 authored, created, owns, or controls a document, information or other material that another party
17 designates as Confidential Information, the party that authored, created, owns, or controls the
18 Confidential Information may so inform the objecting party and thereafter shall also be considered a
19 designating party for purposes of this paragraph.

20 All documents, information and other materials initially designated as Confidential Information
21 shall be treated as such in accordance with this Protective Order unless and until the Court rules
22 otherwise, except for deposition transcripts and exhibits initially considered as containing
23 Confidential Information under subparagraph 3.5, which will lose their confidential status after
24 twenty-one (21) days unless so designated as Confidential Information. If the Court rules that a
25 designation should not be maintained as to a particular document, the producing party shall, upon
26 written request by a party, provide that party a copy of that document without the designation
27 described in subparagraph 3.2.

28 If a designating party elects not to make such a motion with respect to documents within twenty

1 one (21) days after the conference, the Confidential Information designation shall be deemed
2 withdrawn. The objecting party shall have twenty one (21) days to respond to the designating party's
3 motion. If no response is filed by the objecting party within twenty one (21) days, the objecting party
4 shall be deemed to have consented to the designating party's motion pursuant to LR 7-2(d).

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

8 7. **Handling Prior to Trial.**

9 7.1 Authorized Disclosures. Confidential Information shall be disclosed by the
10 receiving party only to the following persons:

- 11 a. Counsel for the parties in this litigation, including their associates, clerks,
12 paralegals, and secretarial personnel;
- 13 b. Qualified persons taking testimony in this litigation involving such
14 Confidential Information, and necessary stenographic, videotape and
15 clerical personnel;
- 16 c. Experts and their staff who are retained by counsel as expert witnesses for
17 a party in this litigation;
- 18 d. Experts and their staff who are consulted by counsel for a party in this
19 litigation;
- 20 e. Parties to this litigation, limited to the named party and, if that party is a
21 corporate entity, a limited number of employees of the corporate entity
22 and its insurers;
- 23 f. Designated in-house counsel and a limited number of assistants,
24 administrative or otherwise;
- 25 g. Outside vendors employed by counsel for copying, scanning and general
26 handling of documents;
- 27 h. Any person of whom testimony is taken regarding the Confidential
28 Information, except that such person may only be shown Confidential

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Information during his/her testimony, and may not retain a copy of such Confidential Information; and

- i. This Court and this Court's staff, subject to the Court's processes for filing materials under seal.

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

Confidential Information may not be disclosed to persons under subparagraphs (c) or (d) until the receiving party has obtained a written acknowledgment from the person receiving Confidential Information, in the form of the Declaration attached hereto as Exhibit A, that he or she has received a copy of this Protective Order and has agreed to be bound by it. A party who discloses Confidential Information in accordance with subparagraph 7.1 shall retain the written acknowledgment from each person receiving Confidential Information, shall maintain a list of all persons to whom a receiving party has disclosed Confidential Information and identify what documents have been disclosed, and shall furnish the written acknowledgments and disclosure list to opposing counsel as follows: (i) for a person under subparagraph (c), within thirty (30) days after the person signs the Declaration; and (ii) for a person under subparagraph (d), within thirty (30) days after the matter is finally concluded. Disclosure of Confidential Information to this Court, including judicial staff, shall be made in accordance with subparagraph 7.4 of this Protective Order.

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

1 7.3 Court Filings. In the event any Confidential Information must be filed with the
2 Court prior to trial, the proposed filing shall be accompanied by a motion to file the Confidential
3 Information under seal that complies with Local Rule 10-5(b) and a proposed order, and the
4 application and proposed order shall be directed to the judge to whom the Confidential Information is
5 directed. This provision is applicable to briefs, memoranda, and other filings which quote, summarize,
6 or describe Confidential Information.

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

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

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

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

23 12. **Inadvertent Disclosure.** Nothing in this Protective Order abridges applicable law
24 concerning inadvertent disclosure of a document that the Disclosing Party believes contains attorney-
25 client communications, attorney work product, or otherwise privileged information. If a party
26 inadvertently discloses documents or information subject to a claim of privilege or work product
27 protection, such disclosure will not waive otherwise applicable claims of privilege or work product
28 protection under applicable law. Upon discovery by the Receiving Party, or receipt of written notice

1 from the Disclosing Party identifying privileged or protected Documents that were inadvertently
2 produced, the receiving party shall within seven (7) business days either: (a) return or certify the
3 destruction of all such documents, all copies, and any work product or portions of any work product
4 containing or reflecting the contents of the subject materials; or (b) follow the procedures outlined in
5 paragraph 5 above for objecting to the designation of Confidential Information. The objecting party
6 shall do nothing to compromise the privilege claim until the Court rules on said motion and the
7 opportunity for appellate review is exhausted or the issue is otherwise resolved.

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

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

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

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

5 17. **Handling Upon Conclusion of Litigation.** All parties, counsel, and persons to whom
6 disclosure was made agree to return all Confidential Information to the designating party within thirty
7 (30) days of the conclusion of litigation between the parties, including final appellate action or the
8 expiration of time to appeal or seek further review. In addition, counsel shall certify in writing that all
9 such Confidential Information have been returned. Counsel for each party also shall contact each
10 person to whom that party has provided a copy of any Confidential Information and request the
11 documents be returned. In lieu of returning Confidential Information, the person or party in possession
12 of such information may elect to destroy it. If the person or party in possession of Confidential
13 Information elects to destroy it rather than return it, that person or party must notify the designating
14 party in writing of the destruction of the information within ninety (90) days of the conclusion of
15 litigation between the parties, including final appellate action or the expiration of time to appeal or
16 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 This the 25th day of October, 2017. This the 25th day of October, 2017.

5 **AKERMAN LLP** **KOCH & SCOW LLC**

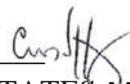
6 /s/ Jamie K. Combs /s/ Steven B. Scow
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BAC Home Loans Servicing LP, f/k/a *Attorneys for defendant and cross-defendant Red*
Countrywide Home Loans Servicing LP *Rock Financial Services, LLC*

13 This the 25th day of October, 2017. This the 25th day of October, 2017.

14 **KIM GILBERT EBRON** **PENGILLY LAW FIRM**

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Attorneys for defendant Falcon Pointe
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19 *Attorneys for defendant, counterclaimant and*
20 *cross-claimant SFR Investments Pool 1, LLC*

23 **IT IS SO ORDERED.**

24 
25 UNITED STATES MAGISTRATE JUDGE

26 DATED: October 26, 2017

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 _____, 2017, in the case of *Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Falcon Pointe Association et al*, Case No. 2:16-cv-00814-GMN-CWH. 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: _____