

PLEASE NOTE THAT THE FOLLOWING IS A SAMPLE ONLY. SPECIAL CARE MUST BE TAKEN THAT ANY RESOLUTION ADOPTED BY THE BOARD DOES NOT CONFLICT WITH EXISTING GOVERNING DOCUMENTS AND PROPERLY STATES THEIR CURRENT PROVISIONS.

ABC ASSOCIATION
A California Nonprofit Mutual Benefit Corporation

Sample Resolution of the Board of Directors
Re: Adoption of Rules and Regulations Related to Conduct

WHEREAS, the governing documents of the ABC Association (*Association*) provides that the Board of Directors has the power to conduct, manage and control the affairs and business of the Association and to make such rules and regulations as they may deem best;

WHEREAS, the governing documents further provide the Board of Directors the power to enforce the provisions of the CC&Rs, Bylaws and any and all rules and regulations (*governing documents*) related to the control and management of the subdivision of the Association; and

WHEREAS, the Board of Directors desires to adopt conduct rules (hereafter *Conduct Rules*).

NOW THEREFORE, it is resolved that the Board of Directors hereby adopts the Conduct Rules as set forth in Exhibit A, attached to this Resolution and made a part hereof by this reference, which shall replace and supersede any inconsistent conduct provisions currently within the Association's Rules and Regulations.

[insert Certificate of Secretary]

[continued]

PLEASE NOTE THAT THE FOLLOWING IS A SAMPLE ONLY. SPECIAL CARE MUST BE TAKEN THAT ANY RESOLUTION ADOPTED BY THE BOARD DOES NOT CONFLICT WITH EXISTING GOVERNING DOCUMENTS AND PROPERLY STATES THEIR CURRENT PROVISIONS.

EXHIBIT A

ABC ASSOCIATION

CONDUCT RULES

The following rules related to conduct are hereby adopted as the Conduct Rules and made a part of the Association's Rules and Regulations:

1. No improper conduct, obscenities, verbal or physical threats by Owners, residents, tenants, family and/or guests will be tolerated. Actions by any person of any nature, particularly in the common area, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others are not permitted. These include noise, intoxication, quarreling, harassment, threats, picketing, fighting, offensive or abusive language or rowdy and mischievous behavior.
2. Owners are responsible for the conduct of his/her residents, tenants, family and/or guests, and all service personnel, vendors, contractors, and any other invitees.
3. All Owners, their residents, tenants, family and/or guests are presumed to conduct themselves with due consideration for each other and for any members of the Association, the employees of the Association's management company as well as employees of Association vendors (hereinafter "staff"). The Board of Directors has the power to discipline any person for any conduct, which in its opinion tends to endanger the welfare, interest or character of the Association and/or its staff, as well as for violations of the specific rules and regulations of the Association.
4. Staff members are to be treated in a courteous and considerate manner at all times. No staff member shall be reprimanded, threatened, or harassed in any way by an Owner, his/her residents, tenants, family and/or guests. All complaints regarding service rendered by any staff member must be made to the Association Manager for appropriate handling.
5. Should persons causing or participating in inappropriate behavior refuse to cease their activities and leave the premises promptly when so directed, the person in charge of the facility at the time, *i.e.*, Association Manager, Board member or duly Board-authorized acting person, shall seek the assistance of the local law enforcement agency to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to the Association within (72) hours.
6. The Association considers a violation of any of the foregoing rules a serious violation which will subject the violating Owner to immediate disciplinary action. Said disciplinary action shall include possible imposition of a monetary penalty, suspension of voting and/or suspension of privileges for use of the common area and recreational facilities.