

# **AMERICAN MEADOWS CONDOMINIUM ASSOCIATION**

## **House Rule (HR) 2019 11 21**

### **Civility Code of Conduct**

The Executive Board of Directors believes that it would be in the best interest of the Association to establish a civility code of conduct expected of all its members. For the safety, welfare and efficiency of those completing tasks for the Association, the Executive Board of Directors deems it necessary and desirable to adopt the following civility code of conduct rule.

#### **A. Interference with Third-Party Contractors**

Association members may not interfere with third-party contractors performing work on the project at the direction of the Board. The types of interference an Association member may not engage in, but is not limited to be:

1. The denial of access to the interior of the unit, which hinders access to the common area (in violation of Declaration, Article VI, Section 4: Access).
2. Refusing to move their vehicle or other barrier(s) parked in the common area (will initiate the process of having the vehicle towed by the Association's contracted towing company).
3. Initiating a disruptive argument perceived as harassment by the third-party contractor. Alternatively, delays the initial timeline for completion of the work that causes the initiation of a Notice of a Hearing for a Violation (in accordance with HR 2017 08 06 Due Process). Also if the findings are against the unit owner then the charges to the

Association for any delays in the work resulting from the member's interference will be charged back to the member's account, and/or a fine for harassment could be levied against the unit owner.

Any issues that a member has with regard to any such activities should direct his or her complaint to the management company and not to the third parties performing work on the project.

### **B. Interference with the Association Manager**

The Association managers perform such duties, and services as the Executive Board authorizes, and any disruptive behavior from an Association member or their guest that causes the Association managers to have to cease their normal daily activities to de-escalate an issue is prohibited. This type of violation can result in the initiation of a Notice of a Hearing for a Violation (in accordance with HR 2017 08 06 Due Process).

### **C. Interference with the Executive Board of Directors**

The Executive Board cited by the A.S.34.08.320 for Powers and Duties, and the AMCA Bylaw, Article II, Section 2 powers and duties "is responsible to [i]nstitute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violations of the Association's Declaration, Bylaws or Rules in the Association's name on behalf of the Association or two or more Unit Owners on matters affecting the Common Interest

Community.” Any disruptive behavior from an Association member or their guest(s) that causes the Executive Board of Directors to have to cease their normal daily activities to de-escalate an issue is prohibited. This type of violation can result in the initiation of a Notice of a Hearing for a Violation (in accordance with HR 2017 08 06 Due Process).

Civility between all entities is preferred, but If any Association member, and or guest(s) chooses to become abusive, threatening or uses vulgar language toward another resident, a third party contractor, a designated Agent, the Executive Board of Directors or its Association managers; these individuals are instructed to contact the local law enforcement agency as soon as possible, before the situation escalates to more than disturbing the peace on private property. This type of violation can result in the initiation of a Notice of a Hearing for a Violation (in accordance with HR 2017 08 06 Due Process).

Civility Code of Conduct, ADOPTED by the Executive Board of Directors of American Meadows Condominium Association this 21<sup>st</sup> day of November 2019

*Essien J. Ukoidemabia*

President, American Meadows Condominium Association