

CORONADO COMMONS HOMEOWNERS ASSOCIATION

CODE OF CONDUCT FOR ASSOCIATION HOMEOWNERS

The Board of Directors (“Board”) of the Coronado Commons Homeowners Association (“Association”) has adopted the following Code of Conduct (“Code”) for the Association’s Homeowners.

1. Be engaged.

Start with the basics. Make sure the Association’s management company always has current contact information for you and your tenants if you’re renting out your unit. Attend as many meetings as you can. Don’t wait to be asked to participate in your community. Ask what you can do to help. And when you’re asked—whether it’s to vote, to respond to a request for information from your board, or to volunteer for a committee or the board—do it willingly.

2. Read your governing documents.

Boring as it may seem, you must read your CC&Rs, bylaws, rules, meeting minutes, and any other correspondence you receive from your Board or Association manager. Those documents form the framework that everyone in the association must live by and follow.

3. Always comply with your governing documents.

First concentrate on your own property to make sure it’s attractive and well maintained. Then, even when you disagree with them, follow the rules. They’re there so *everyone* can enjoy the community. Following the rules also helps you build a case when you’re frustrated with a neighbor’s rule breaking and you ask the board to get your neighbor to comply. How can you expect the board to enforce rules against your neighbors if you’re not following the rules yourself? If you’re not sure whether something you’d like to do is permissible, ask your manager before you act.

4. Pay your assessments on time.

When investing in an association, you become a member of a not-for-profit business that has fiscal obligations. Delinquent revenue to the association directly affects the community’s monthly operations and may limit the board in its attempt to maintain and enhance the community—particularly in a small community such as ours. All the benefits you get from your association come to you because the Association pays the money to provide them. If you and other homeowners don’t pay assessments, service suffers, and everyone loses.

5. Don’t try to benefit personally from your association.

Here’s an example: Your board plans to vote on a roofing contract. Your brother owns a roofing company. Make sure the board knows your brother’s is one of the companies that will bid, and don’t attempt to improperly influence the vote. And never accept something of value in exchange for recommending a vendor to the Board.

6. Support your board of directors.

This may sometimes be hard, but for a community to be successful, everyone needs a “we” mentality. Remember the Board may make decisions that inconvenience some homeowners, but they’re made based on the long-term good of the entire community.

7. Always be professional.

Follow whatever communication protocols are set up. It is more expeditious for you to contact the Association manager with problems rather than Board members. (Our manager will record

the contact and is responsible to follow up.) Or if you're having a dispute with a neighbor, don't ask the Board or the Association Manager to take sides. Treat your neighbors, the Board, and Association manager with respect and decency. Many problems don't happen when there's open dialogue within a community. Don't harass Board members or other residents, and refrain from defaming anyone in the community, including your Board and Association manager. Even when you disagree, there's no need to be disagreeable.

8. Extend common courtesy toward your neighbors.

Little things can make everyone's life easier. Be considerate about things like noise levels and breaking down cardboard boxes for recycling. Clean up after visiting the pool, grill and ramada, and please close the umbrellas so they don't become airborne and return the pool furniture to the northern side of the enclosure. And don't do things that will impose a burden or expense on your community or other owners. For example, don't remodel your unit and throw away the debris in the community trash.

9. Get to know everybody.

Be on a first-name basis with your Board members, the Association Manager, and your neighbors so that you feel comfortable calling to report problems, ask questions, and offer to help. Knowing what's going on with your neighbor is the first step toward knowing what's going on in your community. The more that people within the association respect each other, the better the experience will be for everyone.

DocuSigned by:
Joseph Napoli
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President of the Board - Joseph Napoli

7/11/2024

Date

DocuSigned by:
John Ryan
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Vice President of the Board - John Ryan

7/23/2024

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DocuSigned by:
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Secretary/Treasurer of the Board - Jessica Hutson

7/11/2024

Date