

CREEKWOOD RANCH HOMEOWNERS ASSOCIATION

CODE OF CONDUCT FOR BOARD MEMBERS

The Creekwood Ranch Homeowners Association (The "Association") Board of Directors will use its best efforts at all times to make decisions that are consistent with high principles, and to maintain, protect, and enhance the value of the Creekwood Ranch Homeowners Association assets and quality of life.

The Board of Directors has approved the following code of conduct for its Members in order to guide and maintain a high standard of ethical conduct in the performance of Association business, and to ensure that the residents maintain confidence in and respect for the entire Board.

THE FOLLOWING PRINCIPLES AND GUIDELINES CONSTITUTE THE CODE OF CONDUCT:

- A Board Member will participate in and contribute to Committee assignments, and special projects as may be assigned from time to time.
- A Board Member shall be responsible to provide notice, when possible, of any absence from Board Meetings, Committee or Board assignments.
- A Board Member will be trustworthy and honest to the Association and conform to the Association's legal documents as well as any Rules, Guidelines, and Amendments that the Association adopts.
- All Board Members will uniformly enforce the CC&Rs, and other governing documents.
- All Board Members shall be prepared for board meetings, by reviewing the agenda and related materials before each meeting.
- All Board Members shall immediately disclose any real or perceived conflict of interest as soon as knowledge of such has been discovered and recuse oneself from voting on that issue.
- No Board Member shall exercise authority as a board member except when acting in a board meeting or as delegated by the Board or its President.
- No Board Member shall interfere with the system of rules established in the CC&R's and management founded by the Board of Directors of the Association.
- No individual shall use his or her position as a Board Member for private gain, for example:
 - a. No Board Member shall solicit or accept, directly or indirectly, any gifts, gratuity, favor, entertainment, loan, or any other thing of monetary value from a person who is seeking to obtain contractual or other business or financial relations with the Association, unless full disclosure is made to the Board of Directors.
 - b. No Board Member shall accept a gift or favor made with intent of influencing decisions or action on any official matter.
 - c. No Board Member shall receive any compensation from the Association for acting as a Board Member, other than normal reimbursement of expenses on behalf of the Association.

The Code of Conduct shall be reviewed and renewed annually at the first Board meeting following the Association Annual Election. This was approved at the July 27, 2021 board meeting.

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- Members of the Board will conduct themselves in a respectful manner to other members of the Board. They will not publicly or privately ridicule anyone.
- No contributions will be made to any political parties or political candidates by the Association.
- All Board Members shall participate to ensure that the finances of the HOA are well managed and in the best interests of the Association.
- No Board Member shall willingly misrepresent facts to the residents of the community for any reason, including but not limited to: advancing a personal cause or influencing the community to place pressure on the Board to advance a Board Member's personal cause.
- No Board Member, except for the President, will assume or be vested with any authority to direct a member, contractor, agent, or employee of the Association. The authority of a Board Member is limited to the vote upon policies of the Association and participation in the meetings of the Board.
- No Board Member shall engage in any writing, publishing, or speech making that defames any member of the Association Board or resident of the Association.
- No Board Member shall interfere with duties of any staff member of the Association.
- Confidentiality of other Board Members' personal lives, all residents' personal lives as well as employees' personal lives, will be protected by the Board members.
- No provision of this Agreement can be rescinded, altered, and/or amended without a majority vote of the Members of the Board of Directors.