



Resolution on Abusive Conduct Effective Immediately

The Board recently adopted a new resolution regarding abusive conduct toward Board members, vendors or contractors of the Association and any member, vendor or contractor with CMA. Resolutions can be adopted by the Board without the vote of membership. Please read the resolution below. It defines what is considered abusive conduct in full detail. Many Associations have adopted this same policy to help keep communications civil and respectful. The Board may impose fines of up to \$500 per violation for infractions of this Rule. It is our sincere hope that this action will never be required. Our desire is to have respectful dialogue among homeowners, contractors, vendors, CMA and any other agents.

The Board serves on a volunteer basis. They are homeowners at Hembree Creek and must pay their monthly association fees and abide by the governing documents like all home owners. They serve Hembree Creek by keeping the community looking nice with landscaping, building maintenance, enforcing the governing documents and protecting the property values. They do so on their own free time and they work on behalf of Hembree Creek for *free*. The Board must do what is in the best interest of the community as a whole. They can't grant every homeowner's request. This sometimes results in conflict, which is fine so long as it's done respectfully.

This applies to dialogue with our vendors as well. They take direction from the Board. They cannot take direction from homeowners or deviate from instructions they have been given by the Board.

RESOLUTION OF THE BOARD OF DIRECTORS OF HEMBREE CREEK CONDOMINIUM ASSOCIATION, INC.

This RESOLUTION is made and adopted to be effective as of the 9th day of May, 2019 (the "Effective Date") by the Board of Directors (the "Board") of Hembree Creek Condominium Association, Inc. (the "Association").

WITNESSETH

WHEREAS, pursuant to Paragraph 9 of the Declaration of Condominium for Hembree Creek Condominium (the "Declaration"), the Association, acting through the Board, has the powers and duties to make and enforce reasonable rules and regulations governing the use of the Condominium, including the Units, Limited Common Elements, and Common Elements, and to enforce such rules and regulations by the imposition of reasonable monetary fines and other sanctions;

WHEREAS, the Board has become aware of certain abusive, harassing, and defamatory behavior directed at Association directors, officers, management company representatives, and other Association contractors and vendors;

WHEREAS, such behavior is in violation of Paragraph 14(f) of the Declaration; and

WHEREAS, the Board believes it to be in the best interest of the Association and its members to adopt a regulation expressly prohibiting and sanctioning such behavior;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following Regulation

No Association member, owner, occupant or guest, family member, tenant, guest, invitee, or licensee of an Association member, owner, or occupant shall behave in a physically or verbally threatening, harassing, abusive, annoying, or opprobrious manner toward any Association directors, officers, management company representatives, or other Association contractors and vendors. All such behavior is prohibited, including, without limitation, swearing, cursing, using obscene language or gestures, making offensive or threatening gestures, making defamatory statements, stalking, or any other conduct that results in bodily harm or places another in reasonable apprehension of imminent bodily harm. Furthermore, no Association member, Owner or Occupant, or family member, tenant, guest, invitee or licensee of an Association member, Owner or Occupant shall confront, question, instruct, or otherwise impede the work of management company representatives or other Association contractors and vendors. The Association's Board of Directors, in its sole discretion, may impose fines of up to \$500.00 per violation for infractions of this Rule.


The Managing Agent is directed to distribute this resolution to all Members of the Association.


This Resolution is hereby adopted by the unanimous written consent of the members of the Board of Directors of Hembree Creek Condominium Association, Inc. on the date and year set forth above, as evidenced by their signatures below.


**BOARD OF DIRECTORS FOR HEMBREE CREEK
CONDOMINIUM ASSOCIATION, INC.:**


Print Name: Victoria Bardonian


Print Name: RALPH STINSON


Print Name: Tom Miller


Print Name: Wanda L. Berthelt


Print Name: MARIE SNOW

Property Manager: Lorraine Poncelet 404-835-9209 lponcelet@cmacommunities.com
