

**FOUR TURNBERRY PLACE CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS RESOLUTION RE: PERSONAL CONDUCT**

WHEREAS, the Four Turnberry Place Condominium Association ("Association") is a Nevada non-profit corporation duly organized and existing under the laws of the State of Nevada and subject to the Nevada Revised Statutes ("NRS"), Chapter 116, which governs common-interest communities in Nevada;

WHEREAS, the Association's governing documents, including the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Four Turnberry Place (the "Declaration") and the Bylaws of Four Turnberry Place Condominium Association (the "Bylaws") give the Board of Directors (the "Board") the power to adopt and amend reasonable rules and regulations and Board resolutions and to enforce the Association's governing documents, including any Board resolutions (see NRS 116.049(4)) that are applicable to the conduct of Association Members and their family members, guests and invitees;

WHEREAS, NRS 116.3102(1) (a) gives the Board the authority to adopt and amend rules and regulations;

WHEREAS, NRS 116.3102(1) (r) gives the Board the power to exercise all powers that may be exercised by non-profit corporations in Nevada;

WHEREAS, NRS 116.3102(1) (t) gives the Board the power to exercise any other powers necessary and proper for the governance and operation of the Association;

WHEREAS, the purpose of this Resolution is to provide guidance for general conduct within the Four Turnberry Place Condominiums (the "Community");

WHEREAS, it is the duty and obligation of the Association to administer and enforce all governing documents of the Association, including this Resolution;

WHEREAS, this Resolution is not to be construed as a substitute for the Declaration or Bylaws, but is to be read in addition to all other Association governing documents; and

WHEREAS, upon effective adoption of this Resolution and the dissemination of this Resolution to all Owners, this Resolution shall become effective, and to the extent this Resolution conflicts with any other Resolution or rules and regulations adopted by the Board, this Resolution shall govern, However, to the extent this Resolution conflicts with the Declaration, Bylaws or Articles of Incorporation of the Association, the Declaration, Bylaws or Articles of Incorporation of the Association shall govern.

NOW THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following Resolution to address personal conduct within the Community:

1. The Owners shall conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Owners, or any tenants, guests and invitees of the Owners, the officers or directors of the Association or the employees or independent contractors of the Association.
2. Owners and their tenants, guests, and invitees shall obey all the governing documents of the Association, and each one of them shall discontinue any violations or any unsafe activity immediately upon the direction from the Association, its officers, directors employees, representatives or agents.

3. Owners and their tenants, guests, and invitees shall refrain from loud, profane, indecent or abusive language or acts when addressing Owners, officers, directors, employees or independent contractors of the Association.

4. Owners and their tenants, guests, and invitees shall not physically abuse, harass, accost or reprimand any Owner, officer, director, employee or independent contractor of Association.

5. Owners and their tenants, guests, and invitees shall not conduct themselves in a manner that interferes with the ability of the Association to manage its business.

6. Neither Owners nor their tenants, guests, and invitees shall reprimand or attempt to discipline any Association officer, director, employee or independent contractor or other agent. Any inattention to duty or lack of courtesy on the part of any Association employee or independent contractor should be reported to the Association's community manager.

7. Owners and their tenants, guests, and invitees must refrain from racial, religious, sexual or slanderous statements made in the presence of Association officers, directors, employees, independent contractors or other agents.

If an Owner or and their tenants, guests, and invitees violates the governing documents of the Association, including this Resolution, such Owner or and their tenants, guests, and invitees may be subject to fines in addition to any other remedy allowed by the governing documents or the law. The fine will be a maximum of \$100.00 per violation for any conduct that does not pose an immediate threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or residents of the Community; provided, however, that there shall be no limit on fines for violations imposed for conduct that pose an immediate threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or residents in the Community, as long as the fine is commensurate with the severity of the violation. Additionally, if allowed by the governing documents, the Association may suspend a Member's right to utilize any of the Association's common area facilities, including but not limited to, amenities provided by the Association, including limousine service. The Association shall hold a hearing for the Owner in accordance with Nevada law and the governing documents before the Association fines any Owner or suspends such Owner's rights.

The above-referenced fines and non-monetary sanctions are cumulative in nature and are in addition to the rights of any other third party to initiate legal action against the alleged wrongdoer for any alleged misconduct.

The foregoing Rules have been adopted by the Board of Directors as of January 17<sup>th</sup>, 2012.

Four Turnberry Place Condominium Association

By: [Signature]

Its: President

By: [Signature]

Its: SECRETARY