

Huntington Woods Homeowners Association of Hickory, Inc.

Resolution P2011-1

This Resolution is an original resolution.

This Resolution hereby revokes and replaces Resolution: _____

This Resolution was revoked and replaced by Resolution: _____

This Resolution was revoked without a replacement on: _____

Policy Resolution - Rights and Responsibilities for Better Communities

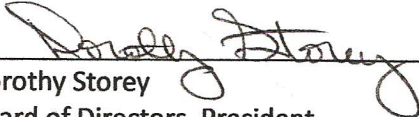
WHEREAS, Bylaws of Huntington Woods Homeowners Association of Hickory, Inc. (herein known as Association) grants the Board of Directors (Board) all powers and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the Bylaws, Article of Incorporation or the Declaration;

WHEREAS, the Board shall exercise their powers and duties in good faith and in the best interest of the Association and its members;

WHEREAS, the Board wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, the Board has determined it is in the best interest of the Association and the Association's member to adopt Rights and Responsibilities for Better Communities.

NOW, THEREFORE, BE IT RESOLVED the Board of Directors hereby adopts Rights and Responsibilities for Better Communities, as a guide to the relationship between the Association and its members.



Dorothy Storey

Board of Directors, President

Huntington Woods Home Owners Association of Hickory, Inc.

10-25-2011
Date

Huntington Woods Homeowners Association of Hickory, Inc.

RESOLUTION ACTION RECORD

Resolution Type: POLICY

Number: P2011-1

Pertaining To: Rights and Responsibilities for Better Communities

Duly adopted at a meeting of the Board of Directors held on 10-25-2011.

Motion by: Barbara Miller Seconded by: Joan Gaudette

VOTE:

	YES	NO	ABSTAIN	ABSENT
Dorothy Storey, President	<u>NO VOTE</u>	_____	_____	_____
Marilyn Childers, Vice President	<u>✓</u>	_____	_____	_____
Nita Greene, Secretary	<u>✓</u>	_____	_____	_____
Libby Witherspoon, Treasurer	<u>✓</u>	_____	_____	_____
Joan Gaudette	<u>✓</u>	_____	_____	_____
Kathy LeCompte	<u>✓</u>	_____	_____	_____
Barbara Miller	<u>✓</u>	_____	_____	_____
Anita Norris	<u>✓</u>	_____	_____	_____
Ann Trotter	<u>✓</u>	_____	_____	_____

Effective Date of this Resolution 10-26-2011

ATTEST:

Dorothy M Storey Date 10-26-2011

President
Nita Greene Date 10-26-2011

Secretary

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Resolution was posted to the Book of Resolutions and a copy of this Resolution and any associated documentation was mailed and/or hand-delivered to all members of the Huntington Woods Homeowner's Association at their address of record on this 31st day of January, 2012

Becky Keith, secretary (2012)
Huntington Woods HOA by:

Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

More than a destination at the end of the day, a community is a place people want to call home and where they feel at home. This goal is best achieved when homeowners, non-owner residents and association leaders recognize and accept their rights and responsibilities. This entails striking a reasonable balance between the preferences of individual homeowners and the best interests of the community as a whole. It is with this challenge in mind that Community Associations Institute (CAI) developed Rights and Responsibilities for Better Communities.

Rights and Responsibilities can serve as an important guidepost for all those involved in the community—board and committee members, community managers, homeowners and non-owner residents.

Homeowners Have the Right To:

- A responsive and competent community association.
- Honest, fair and respectful treatment by community leaders and managers.
- Participate in governing the community association by attending meetings, serving on committees and standing for election.
- Access appropriate association books and records.
- Prudent expenditure of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
- Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
- Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

- Read and comply with the governing documents of the community.
- Maintain their property according to established standards.
- Treat association leaders honestly and with respect.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to association leaders or managers to help ensure they receive information from the community.
- Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

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Community Leaders Have the Right To:

- Expect owners and non-owner residents to meet their financial obligations to the community.
- Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
- Respectful and honest treatment from residents.
- Conduct meetings in a positive and constructive atmosphere.
- Receive support and constructive input from owners and non-owner residents.
- Personal privacy at home and during leisure time in the community.
- Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

- Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
- Exercise sound business judgment and follow established management practices.
- Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
- Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
- Establish committees or use other methods to obtain input from owners and non-owner residents.
- Conduct open, fair and well-publicized elections.
- Welcome and educate new members of the community—owners and non-owner residents alike.
- Encourage input from residents on issues affecting them personally and the community as a whole.
- Encourage events that foster neighborliness and a sense of community.
- Conduct business in a transparent manner when feasible and appropriate.
- Allow homeowners access to appropriate community records, when requested.
- Collect all monies due from owners and non-owner residents.
- Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
- Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
- Initiate foreclosure proceedings only as a measure of last resort.
- Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
- Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)

Sponsored by CAI's President's Club

Visit www.caionline.org; write cai-info@caionline.org;
call (888) 224-4321 (M-F, 9-6:30 ET)