

Plantation Row Home-Owners Association

Code of Ethics

The board of directors has published and will follow the code of ethics as provided below:

The Board of Directors including any replacement director accepting a position on the PRHOA will commit to allocate time and commitment necessary to allow the association to function and manage the services necessary to successfully operate the development to the satisfaction of the residents.

Commit Yourself to the HOA

In many ways, serving on the HOA board is just like a job. It requires your time and commitment. Thus, if you accept the position, you should be prepared to devote a portion of your schedule to the association. That means juggling board member duties with your other responsibilities, attending all the board meetings, and just generally prioritizing your service to the HOA above all else.

The Board of Directors will Follow the Governing Documents and Applicable Laws

All Board members are required to understand and complying with the current HOA's governing documents and the code of ethics. Board members will always follow the provisions set forth within your by-law's, covenants and restricted covenants as well as any relevant federal and state laws.

Board members understand that other members of the community look to the board for guidance and at times interpret the rules. The PRHOA will welcome all suggestions from the community for future changes and improvements and hold timely discussions and negotiations wherever necessary.

Disclose and Avoid Conflicts of Interest

PRHOA board members will avoid all conflicts of interest and will not at any time influence other board members to make decisions that will benefit the board member. Board members will always reclude themselves from any decision that may be construed to benefit the board member and not the community.

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Practice Confidentiality

PRHOA Board members will always maintain confidentiality, Board members will not discuss matters outside of any executive sessions, board meetings unless directed to do so within an executive meeting. Examples of confidentiality include litigation, delinquent accounts, disciplinary hearings, approvals within the ARC.

Discrimination

The PRHOA board has committed to continually promote complete non- discrimination against homeowners or board members because of race, color, sex, religion, and other classes outlined within the **Federal Fair Housing Act** and state Housing laws.

The PRHOA will continue to promote nondiscrimination by the residents of the community and if any board member exhibits any kind of discriminatory conduct, they will immediately be removed from the Board of Plantation Row Homeowners Association.

Exhibit Professional Behavior

PRHOA board members will conduct the business of the association with professionalism and respectfulness.

Board members will treat fellow homeowners with respect and courtesy and will expect the same from the residents.

Board member will always encourage open and direct dialogue with the residents, the HOA management company, the HOA attorney, and contracted vendors.

The board will however discourage unnecessary conflict, threats of litigation from residents.

Always Work Within the HOA's Structure

PRHOA board members will not discuss association business outside of board meetings and will always work within the HOP structure.

Select Contractors According to a Standard

The PRHOA will when necessarily hire professional contractors by obtaining competitive proposals and carrying out due diligence on the proposed contractor. Board members will avoid all impression of dishonesty, favoritism, or corruption.

Communicate

PRHOA board members will always listen and discuss the opinions of other board members and members of the community. Board members will continue to seek the best ways to run the HOA within the interests of the community where possible.

Board members will:

- Move within the scope of their authority as determined by the law and the association's governing documents.
- Always endeavor to serve the association's best interests and put their own personal interests aside.
- Carry out their responsibilities with impartiality.
- Make decisions for the association using sound judgment and due diligence.
- Disclose any potential conflicts of interest and recuse themselves from the discussion and vote in case one exists.
- Allow community members the chance to voice their opinions on association matters.
- Always support the decisions made as a board even if they do not necessarily agree with them.
- Hold open, honest, and fair elections.

Board members will not

- Support or promote any activity, action, or behavior that breaches the law or other regulatory requirement.
- Disclose confidential information to any party outside of the board unless given authorization to do so.
- Share to any third party any discussions or decisions made in the executive session of board meetings.
- Reveal personal information about any homeowner, resident, or employee.
- Use association funds for personal use without authorization.
- Exploit their position as a board member for personal gain.

- Directly or indirectly accept gifts from members of the community, suppliers, or contractors.
- Misreport or conceal facts concerning the association.
- Threaten, intimidate, or harass any board member, homeowner, resident, contractor, or employee.
- Make any promises to a bidder or contractor.