

Board Resolution

Lookout Mountain Villas Homeowner's Association

Rules and Policies Regarding Improper Treatment of Residents, Employees and Contractors

WHEREAS, the Board of Directors ("Board") of Lookout Mountain Villas Homeowners' Association ("Association") has the power to adopt rules, regulations and policies regulating the use and enjoyment of the Common Area, as well as all powers reasonably necessary to exercise its rights and privileges under the Declaration;

WHEREAS, the Board wishes to ensure that Lookout Mountain Villas is maintained as an environment free of harassment and that all Members of the Association maintain a high standard of ethical conduct while residing on the property.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of the Association hereby adopts the following anti-harassment policy, standards of behavior, ethical rules, and enforcement procedures that are applicable to all members and residents of the Association:

It is the policy of the Association to create and maintain an environment free of harassment. The Association will not tolerate hostility or favoritism toward an individual based on race, color, creed, sex, national origin or age. The Association will not condone such behavior by or from any Member, Resident, Guest, Invitee, Board Member or staff personnel in any form.

All Members shall refrain from harassing other Members, Board Members or Residents. Members shall not in any way harass, threaten, or otherwise attempt to intimidate any Board Member, Association Member or Resident. The Association shall deem any Member, who harasses, threatens or otherwise attempts to intimidate other Association Members or Residents, to be in violation of this Resolution.

All Members shall refrain from interfering with the duties of Board Members, management staff and contractors. No Member shall interfere with the duties of the

management staff or any contractor executing a contract in progress. All communications with the contractors must go through the President of the Board or management, or must otherwise be in accordance with Board policy.

All Members shall show respect to fellow Members, Residents, Board of Directors and Management Company.

Members shall report any inappropriate and discourteous conduct, or any conduct believed to be in violation of this Policy to the appropriate manager. Members shall also make any complaints concerning the conduct of a Board Member to the Association's Community Manager.

All Members shall be responsible for the conduct of their residents, family members, guests and invitees while on the Property. Members shall be responsible for ensuring that their residents, family members, guests and invitees comply with this Policy and all governing documents.

VIOLATIONS OF POLICY

Any Member who is found to be in violation of this Anti-Harassment Policy will be subject to appropriate remedial action, including but not limited to, injunctive relief being sought against him/her, fines and suspension of membership privileges. Such remedial action shall be at the sole discretion of the Board of Directors. Further, a Member found to be in violation must pay the attorney's fees incurred by the Association in any enforcement effort.

The Board President certifies that this Board Resolution was adopted by the Board of Directors at the Board Meeting held on November 19, 2008.