

RESOLUTION I.

FALLBROOK AT LANSBROOK HOMEOWNERS ASSOCIATION, INC. MEMBERS CODE OF CONDUCT

Members Code of Conduct (Code) shall apply to all members of the Fallbrook at Lansbrook Homeowners Association, Inc. (Fallbrook) in their attendance at Association meetings and communications with members of the Board of Directors (Board), committee members, other members of the Association, the Community Association Manager (CAM), and management company personnel. This Code shall apply to any member who attends a meeting conducted under the auspices of Fallbrook and all communications whether written or verbal and delivered by mail, electronic means, facsimile, telephone, in person, or otherwise are considered communications for the purpose of this Code. All communications should be delivered ONLY to the official corporate addresses of Fallbrook at Lansbrook Homeowners Association, Inc.: mailing address 4131 Gunn Highway, Tampa, FL 33618; telephone number 813-600-1100; extension 168; facsimile number 813-963-1326; or email address of caine@greenacre.com.

This Code establishes a code of conduct, standards of behavior, ethical rules, and enforcement procedures for all members. This Code is intended to maintain a high standard of ethical conduct in the performance of Fallbrook business and is essential to conduct efficient and effective Association business. The Association shall have the authority to enforce this Code using any means available under the governing documents and state laws.

Code of Conduct

1. Members shall act in the best interests of the Fallbrook at Lansbrook Homeowners Association, Inc. as a whole.
2. Members shall behave appropriately at meetings and refrain from speaking until recognized by the meeting chair. Language at meetings shall be kept professional, and those speaking at any meeting shall remain calm and controlled. Though differences of opinion are inevitable, they must be expressed in a professional and courteous manner.
3. During meetings, members will conform to the items of business set forth in the meeting agenda and shall limit remarks and discussion to agenda items and other items of business properly advanced at the meeting abiding by the time limits set by the meeting chair. A member wishing to speak should wait until such time as the chair asks if there are any persons present who wish to speak on an issue being addressed at the meeting. At that time, the member should stand or come forward to be recognized by the chair. The chair shall then select the order in which comments are taken and the person to speak.
 - a. The selected member should state his/her name and address in a clear voice.
 - b. The member should only direct his/her comments to the chair.
 - c. The member will only be allowed to speak for a maximum of three (3) minutes unless allowed greater time by approval of the chair or through a proper motion and vote. Time is not transferable to another member.

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- d. The member must remain calm and respectful while speaking, and upon conclusion of the allotted time, the member must return to his/her seat and remain seated.
- e. The member may not knowingly provide false information.
- f. The chair may direct other members to answer questions or respond to issues at the conclusion of each member's allotted time.
- g. To the extent time permits, the chair may take miscellaneous comments from the members at the conclusion of the meeting.

Recording the Meeting

4. Florida Statutes give the homeowners the right to record any meeting of the Board. However, the Association has the right to adopt rules regulating the use of recording devices during meetings. The rules below are hereby adopted by the Association.

- a. If a homeowner is going to record a meeting, the unit owner must disclose the fact that he or she desires to either video or audio record the meeting.
- b. Prior to commencement of the meeting, if a homeowner wishes to record a meeting, the homeowner may use either audio or video equipment. The audio or video equipment must be placed in position in advance of the commencement of the meeting.
- c. The Board shall designate a location in the room where the audio or video equipment must be placed and remain during the course of the meeting.
- d. Any member videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.
- e. Advance notice shall be given to the Board by any homeowner desiring to utilize any audio or video equipment. The unit owner must notify the Board of its intent to record the meeting by giving at least 24 hours notification to the CAM, in writing.
- f. The audio or video recording shall be given to the CAM, at the meeting. The CAM shall make a copy of the recording and then return the original to the homeowner. The cost of the copy of the recording will be the homeowner's expense. Homeowners are not permitted to leave the meeting without first rendering the original audio or video recording to the CAM.
- g. If the unit owner is going to video record a meeting, the homeowner must bring a tripod or other video camera stand upon which the video recording device will be placed and must remain during the meeting. The tripod or stand cannot be moved at any time after the meeting has been called to order.
- h. These rules for video recording or audio recording meetings are also applicable to any committee meeting or for any meeting of the membership.

Enforcement of the Code of Conduct

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Any member who does not conduct themselves in a manner that is consistent with the above Code may be censured and/or removed from the meeting.

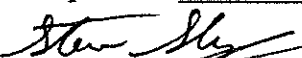
1. If a member commits only a slight breach of order—such as addressing another member instead of the chair in debate, or in a single instance, failing to confine his remarks to the merits of the pending questions—the chair will bring it to the attention of the member, and advise the member to cease such conduct.

2. If the offense is more serious (i.e., as when a member repeatedly questions the motives of other members whom he mentions by name, or persists in speaking on irrelevant matters in debate), the chair should first warn the member; but with or without such a warning, the chair or any other member may “call the member to order.” Nevertheless, another member making the call may rise or come forward, and without waiting to be recognized, say, “Mr. / Ms. Chair, I call the member to order,” then resume his seat. At this point in time, if the chair finds this point in order well taken, he declares the offender out of order and directs him to be seated, just as above. If the offender had the floor, then the chair should clearly state the breach involved and put the questions to the Board/committee. If the member obeys at this point, the matter can be dropped or not, as the Board/committee chooses. If the member does not obey or the Board/committee decides not to drop the matter, the following actions may be taken:

- a. The chair or any member of a meeting may make a motion to censure any member that does not conduct himself/herself in a manner consistent with the Code.
- b. If a member makes a motion to censure, the member censured shall apologize for the inappropriate behavior to the members present and/or to a member if the inappropriate behavior was of a personal nature. If the member censured will not apologize, the chair can require the offending member to leave the meeting during the consideration of his or her penalty, but the member shall be allowed to briefly present his or her defenses, if he or she so chooses, which presentation shall not exceed three (3) minutes. If the offending member denies having said anything improper, the official responsible for keeping the meeting minutes shall read the record and, if necessary, the Board/committee can decide by majority vote whether the offending member was heard to have said them. Any member of the Board/committee can move for a vote on the imposition of the penalty to be taken, and if the desired penalty is expulsion from the meeting, the motion must be approved by two-thirds (2/3) of the members on the Board/committee.

3. If a member is censured more than two (2) times in any 12 month period in any meeting or when acting in their official capacity, the chair or any member may request that the member be removed.

Adopted on _____ as Resolution I. by the Board of Directors.


Steve Sharp, President


Randy Fierbaugh, Vice President


Dean McSpadden, Secretary.

Mike Nash, Treasurer

Sylvie Berube, Director