

CODE OF CONDUCT

FOR USE OF THE

FALLBROOK VILLAS METROPOLITAN DISTRICT

The following Code of Conduct has been developed to ensure a safe, friendly and respectful place for residents, property owners, guests and staff to gather in the spirit of cooperation, relaxation, good will, fun and friendly competition and recreation.

The Code of Conduct differs from Rules and Regulations in that it addresses behavior that is acceptable and unacceptable and describes the consequences for engaging in behavior that is generally deemed unacceptable. The Code of Conduct is intended to ensure that all residents, property owners, guests, vendors and consultants (accountants, attorneys, managers, etc.) can expect to be treated with respect and dignity while enjoying the District's facilities, services and other events sponsored by the District, including Board activities and communications, recreation areas, and playgrounds. By entering the District's facilities, all residents and guests are deemed to have given their consent to be bound by the provisions below, including the penalties imposed for offenses.

ALL residents, guests and staff using facilities and services owned or provided by the Fallbrook Villas Metropolitan District, including but not limited, parks and open space, sidewalks and trails, and other recreation facilities in the Fallbrook Villas community, are expected to conduct themselves in a manner that:

- ▶ Creates an environment and culture that is reflective of personal integrity and respect. The integrity, honesty and respect are expected to be followed whether on or at the District property, parks and open space, trails, or when using any other District-owned facilities or services.
- ▶ Creates an environment and culture that is reflective of the personal integrity and respect. Integrity, honesty and common courtesy are expected to be followed whether at District sponsored events and meetings, at the parks and open space, trails, or when using any other District-owned facilities or services.
- ▶ Free from discrimination or harassment of any kind.
- ▶ Refrain from using obscenities and loud boisterous behavior which is inappropriate for children and respectable taste. District facilities, meetings and services are family friendly, and behavior must be appropriate for all ages.
- ▶ Shows the utmost respect and dignity to fellow residents, property owners, guests, vendors and consultants whenever present on District facilities or attending District events of any kind.
- ▶ Does not damage the character, integrity, good will, property, or community standing (local and/or the broader community) of the District, facilities, residents or guests.

▶ Adheres to ALL District rules, regulations, guidelines and pronouncements, including but not limited to:

•Declaration of Covenants

•Design Guidelines

•Rules and Regulations

•Park and Trail Rules

•Policies

Any other District Facilities or Amenity's Rules and Regulations

▶ Does not damage or detract from the appearance, maintenance and upkeep of the community and District facilities.

▶ Demonstrates an understanding that residents, property owners, and guests have no authority to instruct vendors or consultants regarding job performance and duties. Similarly, understand that the Board of Directors, working together with management, is responsible for instructing the vendors and consultants regarding job performance and duties.

▶ Does not create unnecessary strife and divisiveness for residents, property owners, guests, vendors or consultants, through denigrating or abusive language, tone, volume or otherwise.

▶ Does not misrepresent one's identity, position, or authority to others.

▶ Abides by all state and local laws and regulations, including prohibitions with respect to the possession of any illegal drugs and weapons on District property.

▶ No bullying, threatening behavior, harassment, cursing, inappropriate language, malicious conduct, arguing with others or interrupting of individuals speaking will be tolerated. Harassment is defined as behavior that annoys persistently or creates an unpleasant or hostile situation, especially by uninvited and unwelcome verbal or physical conduct. Harassment may include intimidation, bullying, and threatening or coercive behavior, and conduct as described in Colorado Revised Statutes Section 18-9-111.

▶ Residents should expect that all owners will have the right to quiet enjoyment of their properties, free from abusive or harassing behavior, either verbal or physical, and free from any form of intimidation or aggression directed at other residents, guests, occupants, invitees, or directed at the District, District management, and other agents, employees or vendors.

▶ No person shall misrepresent one's identity, position or authority with respect to District-related matters. No representative of the District shall abuse his or her position of authority when dealing with residents, the general public, local government officials or vendors or consultants serving the District.

ENFORCEMENT

In addition to any other remedies available to the Board of Directors and management as contained in the District's governing documents, any individual found by the Board of Directors and management to be in violation of the Code of Conduct will:

- ▲ Be warned verbally upon the First Offense.
- ▲ Be issued a written warning upon the Second Offense (warnings are cumulative and specific to the individual), however suspension from District facilities and/or services is possible at any time dependent upon the severity of the Offense.
- ▲ Be automatically suspended from use of District facilities and/or services and event attendance upon a Third Offense or in the discretion of the Board of Directors and management.
- ▲ Be financially responsible for damages caused to property.
- ▲ Offenders will not be refunded any amounts paid for use of District facilities or property.
- ▲ For meetings of the Board of Directors, the following shall also be applicable:
 - ▶ Meetings of the Board of Directors are open to the public and the agenda typically includes, but is not required to include, a public comment session. The right to address the Board of Directors is a privilege and not a right and abuse of the privilege may result in revocation of the privilege.
 - ▶ A person engaging in disruptive behavior during a meeting of the Board of Directors will receive an initial verbal warning to refrain from disrupting the meeting. Warnings are issued by members of the Board. Upon a second warning, the disruptive individual will be expelled from the meeting either electronically or physically at the direction of the Board of Directors. Should the offender refuse to leave the meeting or continue to engage in disruptive behavior, the Board of Directors may take appropriate action, including but not limited to summoning law enforcement, imposing fines against the disruptive individual, and adjourning the meeting to a later time.
 - ▶ Meeting agendas shall contain the following advisement:

Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If an attendee becomes disruptive, the Board of Directors may expel the attendee from the meeting, impose fines or other sanctions, in the discretion of the Board.

PRESIDENT'S
CERTIFICATION:

The undersigned, being the President and Secretary of the Fallbrook Villas Metropolitan District, certify that the foregoing Code of Conduct was adopted by the Board of Directors of the District, at a duly called and held meeting of the Board of Directors, to be effective on December 1, 2022, and was subsequently amended by the Board of Directors of the District, at a duly called and held meeting of the Board of Directors, effective March 24, 2023, and in witness thereof, the undersigned have subscribed their names.

FALLBROOK VILLAS METROPOLITAN DISTRICT

By: Kim Michelle Pesta
President

By: Jolene M. Simon
Treasurer