

PINE TREE RANCH WEST HOMEOWNERS ASSOCIATION
DIRECTORS' CODE OF CONDUCT

All Pine Tree Ranch West Homeowners Association Directors agree to:

Act in the HOA's Interests. Directors will strive for the common good of the homeowners association, foregoing personal interests.

Decisions are made by the Board. Directors do not make decisions independently.

Engage in Lawful Acts. All board actions will comply with the governing documents and the law.

Maintain High Standards of Conduct. Directors' conduct should always be above reproach and avoid the appearance of impropriety.

Demonstrate Mutual Respect. Directors will address each other and homeowners with respect, even when in disagreement.

Make an Effort to Attend All Board Meetings. Effectiveness is based on keeping informed and making informed decisions. This is made possible by attending meetings where decisions are made.

Be Prepared. Directors will come prepared to meetings by reading the agenda and all related materials before the meeting.

Keep Focused. Directors will listen attentively and courteously to demonstrate respect and willingness to learn. Each director has a right to speak his/her opinion.

Maintain Confidentiality. Directors will not share highly sensitive information and will respect the privacy of all owners in accordance with Nevada law.

Exhibit a Supportive Attitude. Directors will encourage owners, employees, managers, and contractors to promote better performance and teamwork.

Be Loyal. Directors will respect the authority of the board by not undermining majority decisions and enacted policy.

Respect the Rules. Directors will obey the homeowner association rules themselves to set a positive example for others. Directors are not "above the law."

Promote Harmony. Directors will promote community harmony in acts, words, and deeds.