

**RESOLUTION OF  
THE RIVERWALK EMERALD BUILDING ASSOCIATION  
ADOPTING POLICIES AND PROCEDURES REGARDING  
CONFLICTS OF INTEREST**

**SUBJECT:** Adoption of a policy and procedure regarding conflicts of interest and a Director code of ethics.

**PURPOSE:** To adopt a policy and procedure to be followed when there is a conflict of interest to ensure proper disclosure of the conflict.

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

**EFFECTIVE DATE:** \_\_\_\_\_

**RESOLUTION:** The Association hereby adopts the following policy and procedure regarding conflicts of interest and Director code of ethics:

1. General Duty. The Executive Board shall use its best efforts at all times to make decisions that are consistent with high principles, and to protect and enhance the value of properties of the members and Association. All Directors shall exercise their power and duties in good faith and in the best interest of, and with utmost loyalty to the Association. All Directors shall comply with all lawful provisions of the Declaration and the Association's Articles, Bylaws, and Rules and Regulations.

2. Definition. A conflict of interest exists whenever any contract, decision or other action taken by or on behalf of the Board would financially benefit: (i) a Director; (ii) a parent, grandparent, spouse, child, or sibling of the Director; (iii) a parent or spouse of any of the persons in subsection (ii); (iv) an entity in which a Director is a director or officer or has a financial interest; (v) the Association's management company; (vi) the Association's managing agent, or any of the administrative co-workers of the managing agent.

3. Disclosure of Conflict. Any conflict of interest on the part of any of the parties listed in Paragraph 2 above shall be verbally disclosed to the Directors in open session at the first open meeting of the Executive Board at which the interested Director or managing agent is present prior to any discussion or vote on the matter. The minutes of the meeting shall reflect the disclosure made, the composition of the quorum and record who voted for and against.

4. Failure to Disclose Conflict. In the event the interested party fails to disclose the conflict, a conflicting interest transaction shall remain valid and not voidable, if one or more the following conditions are met:

(a) The conflict of interest is disclosed to the Board and the Board authorizes, approves, or ratifies the conflicting interest transaction; or

(b) The conflict of interest is disclosed to the Owners and the Owners approve the conflicting interest transaction; or

(c) The conflict of interest transaction is fair to the Association.

In all other situations, a contract entered into in violation of this policy shall be void and unenforceable. In such event, the Board, at the next meeting of the Board, shall vote again on the contract, decision or other action taken in violation of this Policy.

5. Code of Ethics. In addition to the above, each Director and the Board as a whole shall adhere to the following Code of Ethics:

(a) No Director shall use his/her position for private gain, including for the purpose of enhancement of his/her financial status through the use of certain contractors or suppliers.

(b) No contributions will be made to any political parties or political candidates by the Association.

(c) No Director shall solicit or accept, directly or indirectly, any gifts, gratuity, favor, entertainment, loan or any other thing of monetary value from a person who is seeking to obtain contractual or other business or financial relations with the Association.

(d) No Director shall accept a gift or favor made with the intent of influencing a decision or action on any official matter.

(e) No Director shall receive any compensation from the Association for acting as a volunteer.

(f) No Director shall willingly misrepresent facts to the members of the community for the sole purpose of advancing a personal cause or influencing the community to place pressure on the Board to advance a personal cause.

(g) No Director shall interfere with a contractor engaged by the Association while a contract is in progress. All communications with Association contractors shall go through the Board President or be in accordance with policy.

(h) No Director shall harass, threaten, or attempt through any means to control or instill fear in any member, Director or agent of the Association.

(i) No promise of anything not approved by the Board as a whole can be made by any Director to any subcontractor, supplier, or contractor during negotiations.

(j) Any Director convicted of a felony shall voluntarily resign from his/her position.

(k) No Director shall knowingly misrepresent any facts to anyone involved in anything with the community which would benefit himself/herself in any way.

(l) Language and decorum at Board meetings will be kept professional. Personal attacks against owners, residents, managers, service providers and Directors are prohibited and are not consistent with the best interest of the community.

6. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

7. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.

8. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

9. Amendment. This policy may be amended from time to time by the Executive Board.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of The Riverwalk Emerald Building Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Executive Board of the Association, at a duly called and held meeting of the Executive Board on \_\_\_\_\_ and in witness thereof, the undersigned has subscribed his/her name.

**THE RIVERWALK EMERALD BUILDING  
ASSOCIATION,**  
a Colorado nonprofit corporation

By: \_\_\_\_\_  
\_\_\_\_\_, President