

RIVERSIDE SUN CITY HOMEOWNERS ASSOCIATION

31608 Railroad Canyon Road, Canyon Lake, California 92587

Phone: (951) 244-0048 Fax: (951) 244-0520

Website: www.SunCityhoa.com Email: PatioHomes@avalonweb.com

January 29, 2025

Dear Riverside Sun City Homeowner,

Enclosed please find the proposed changes to Amended Voting and Election Rules and Procedures. The purpose of these changes is to include the option to allow homeowners to vote electronically.

Also enclosed is the Anti-Harassment Policy and Nondiscrimination Policy. The purpose of this memo is to propose the implementation of an Anti-Harassment and Nondiscrimination Policy for our Homeowners Association (HOA). This policy aims to ensure a safe, respectful, and inclusive community for all residents, board members, staff, and vendors.

Pursuant to §4360 this notice is being sent to provide homeowners with a 28-day notice prior to the adoption of these guidelines. The guidelines will be adopted at the meeting of the Board of Directors scheduled for Wednesday, February 26, 2025 at 10:00 a.m. at the Clubhouse, 26111 Sunnywood Street, Menifee, California 92586.

If you have comments regarding these guidelines, you may submit them in writing no later than Wednesday, February 18, 2025 at 9:00 a.m. to the address or email listed above, or you may attend the meeting and make comments during the Open Forum portion of the meeting. The Board will consider all comments made by homeowners at the meeting, prior to voting on the proposed guidelines.

Thank you for taking the time to read the enclosed information.

Have a wonderful day!

Sincerely,

Nicole Speigenthaler, CMCA®, PCAM®
As Agent for the Board of Directors

January 29, 2025

Subject: Riverside Sun City Homeowners Association: Proposed Anti-Harassment Policy and Nondiscrimination Policy

Dear Homeowner:

The Board of Directors is proposing to adopt the enclosed proposed Anti-Harassment Policy and Nondiscrimination Policy ("Policy"). As required by California law, all homeowners have a twenty-eight (28) day period to review the proposed Policy, as well as to provide any comments.

The Board will review all written comments received prior to the open session Board Meeting scheduled for February 26, 2025, and any oral comments made at the Board Meeting. The Board will then formally consider and vote whether to adopt the proposed Policy as part of the Association's Rules.

The general purpose of the Policy is to protect against unlawful discrimination and harassment within the community. If adopted by the Board, this Policy will be implemented by the Association's Board of Directors and management.

If you have any comments, please send them, in writing, within twenty-eight (28) days from the date of this letter to the attention of the Riverside Sun City Homeowners Association Board of Directors, c/o Avalon Management Group, Inc., 31608 Railroad Canyon Road, Canyon Lake, CA 92587, Attention: Nicole Speigelhalter, or via email to ns@avalonweb.com. You may also attend the Board meeting on February 26, 2025 and provide your comments in person to the Board.

Thank you for your consideration of the enclosed.

Sincerely,

Board of Directors for the
Riverside Sun City Homeowners Association

Enclosure

RIVERSIDE SUN CITY HOMEOWNERS ASSOCIATION

ANTI-HARASSMENT POLICY AND NONDISCRIMINATION POLICY

ANTI-HARASSMENT POLICY

Riverside Sun City Homeowners Association relies on its directors, officers, agents, vendors, independent contractors, and volunteers. They are entitled to perform their Association-related services in an environment free from discrimination and harassment. Discrimination or harassment of any director, officer, agent, vendor, independent contractor, or volunteer in connection with service to the Association is prohibited.

Each Association director, officer, agent, vendor, independent contractor, and volunteer is required to comply with this policy. Members, residents, and guests must also comply with this policy in their interactions with directors, officers, agents, vendors, independent contractors, and volunteers. Failure to comply by a director, officer, agent, vendor, independent contractor, or volunteer can lead to disciplinary action up to and including removal or termination. Failure to comply by a member, resident or guest can lead to disciplinary and/or legal action against the responsible member.

Applicable law prohibits discrimination or harassment based on race, color, caste, religion, religious creed (including religious dress and grooming practices), national origin, ancestry, citizenship, physical or mental disability, medical condition (including cancer and genetic conditions), genetic information, marital status, sex (including pregnancy, childbirth, breastfeeding or related medical conditions), gender, gender identity, gender expression, reproductive health decision making, age (40 years and over), sexual orientation, veteran or military status, domestic violence victim status, political affiliation, and any other characteristic protected by state or federal anti-discrimination law.

Harassment includes verbal or physical conduct intended to (or which causes despite lack of intent) threaten, intimidate, coerce, or demean. This includes, but is not limited to, sexual harassment, bullying, hazing, threats, unlawful violence, and stalking. Harassment also includes unwelcome behavior that creates a hostile or offensive work environment. The victim need not be the intended target of the harassment.

Reporting. A director, officer, agent, vendor, independent contractor or volunteer who experiences or witnesses behavior they believe constitutes harassment or discrimination at or in connection with the Association are encouraged to report the matter immediately. A director, officer, agent, vendor, independent contractor, or volunteer who feels safe enough to do so should inform the harasser directly that the conduct is unwelcome and must stop. A director, officer, agent, vendor, independent contractor, or volunteer can report Association-related harassment to their supervisors, their human resources representative, any member of Association management or to the Association's President or Vice President. A director, officer, agent, vendor, independent contractor, or volunteer may also report such harassment anonymously to the Association's manager or Board President.

Investigation and Response. Reports of harassment or discrimination are taken seriously and will be investigated promptly. If it is determined that harassment or discrimination occurred in connection with the Association and/or in violation of the Association's governing documents, the Association will take appropriate action to attempt to address the situation. Where the harassment or discrimination is by an Association director, officer, agent, independent contractor, or volunteer in connection with their Association role, potential responsive actions by the Association include disciplinary action and/or termination or removal where the same is an option. Or, for harassment or discrimination by a member or a member's co-resident, tenant or guest against another member or resident in violation of the Association's governing documents, potential responsive actions by the Association include fines, suspension of privileges and/or taking legal action against the responsible member.

Complaints will be treated as confidential to the extent possible. Although the identity of the complainant may need to be revealed during the course of the investigation, the person responsible for investigating on behalf of the Association will take reasonable steps to protect against retaliation. In addition to an investigation, the complainant may be referred to law enforcement depending upon the circumstances.

The Association encourages any director, officer, agent, vendor, independent contractor, or volunteer who has suffered Association-related discrimination or harassment to report such behavior immediately. Retaliation for reporting discrimination or harassment is prohibited. Claims of retaliation will be investigated and appropriate action taken.

The Association is committed to maintaining a discrimination and harassment-free environment for its directors, officers, agents, vendors, independent contractors, and volunteers to provide their services to the Association. The Association expects directors, officers, agents, vendors, independent contractors, and volunteers to act with respect and professionalism. Further, the Association expects all members, their co-residents, tenants and guests to refrain from any harassment of Association directors, officers, agents, vendors, independent contractors or volunteers.

NONDISCRIMINATION POLICY

The volunteer officers, directors, committee members and other Association volunteers and the Association agents and employees (if any), including management company representatives, shall not discriminate in the provisions or enjoyment of services, amenities, privileges and other conditions against any Association member, resident or guest on the basis of any protected characteristic, including, but not limited to, race, color, religion, sex, sexual orientation, gender identity, gender expression, marital status, veteran or military status, genetic information ancestry, national origin, familial status or disability. (See page 1, paragraph 3 above for the list of protected characteristics.)

If an Association member or resident feels that they have been harassed or discriminated against on the basis of a protected characteristic or on any other unlawful basis, by an Association member, resident or guest, or by an Association director, committee member, agent or volunteer, they should immediately report the matter to Association management. If the Association manager is not available or the reporting individual feels

that it would be unproductive to inform that person, the reporter should immediately contact the Association President or Vice President. Once the matter has been reported, the Association will promptly investigate the allegation, and disciplinary and/or enforcement action will be taken where appropriate.

Please note, the Association does not have unlimited jurisdiction or control over conduct that is discriminatory or harassing. This nondiscrimination policy deals with two types of conduct: (1) alleged discrimination or harassment by an Association director, officer, agent, committee member, management agent, independent contractor or volunteer against an Association member or resident; and (2) alleged discrimination or harassment of a member or resident by a another member or the resident or guest of another member's lot in connection with living within the Association and/or using Association common areas. Further, the Association does not have the police power of a government. The Association's options for responding to discrimination or harassment are much more limited and include warning letters, fines, suspensions of common area recreational privileges and potentially filing a lawsuit with the Riverside County superior court to seek a court order compelling or prohibiting certain conduct.

Complaints will be treated as confidential to the extent possible and information disclosed on a need-to-know basis. However, the identity of the complainant and/or a copy of the complaint may need to be revealed or produced during the course of the investigation or in connection with any resulting disciplinary or enforcement action.

ACCOMODATION REQUESTS

Members or residents with a disability who need an accommodation in application of the Association's governing documents so as to permit that member or resident equal opportunity to use and enjoy their dwelling can seek a disability accommodation from the Association. The Association anticipates responding to such requests promptly and seeking and exchanging information from the requesting party where necessary to evaluate the accommodation request.

The undersigned Secretary of Riverside Sun City Homeowners Association hereby certifies the foregoing Anti-Harassment Policy and Nondiscrimination Policy was adopted by the Board at a duly noticed and agendized open Board meeting held on _____, 2025, after the proposed policy was distributed by general notice for members to review and comment for not less than 28 days and after the Board considered any such member comments.

Dated: _____, 2025

Secretary, Riverside Sun City Homeowners
Association

Riverside Sun City Homeowners Association
A California Nonprofit Mutual Benefit Corporation

~~AMENDED AND RESTATED~~REVISED
VOTING AND ELECTION RULES AND PROCEDURES
(Civil Code Section 5105)

Amended: ~~February 23, 2022~~

1. **Introduction.** The Association will utilize the secret ballot process described herein for election and removal of directors, assessments that require a membership vote, amendments to the governing documents that require membership approval, prior to granting exclusive use of the common area where required by Civil Code Section 4600, and any other matters where the secret ballot process is required by law. Where permitted by law, the Association may utilize an electronic secret ballot internet-based voting system.
2. **Opportunity for Internal Dispute Resolution ("IDR").** Any member disputing or challenging any aspect or application of these rules, including, without limitation, the member's qualifications to be nominated as a candidate for the Board, has the opportunity to engage in IDR with the Association pursuant the procedure provided at Civil Code Section 5915.
3. **Election of Directors and Membership Votes.** The Board of Directors consists of 5 directors. Directors are elected for staggered 2-year terms. (Amended and Restated By-Laws ("Bylaws"), Art. 7, Sec. 7.1, 7.2.) For election of directors, each lot/unit has one vote for each seat on the Board up for election. Cumulative voting is permitted. (~~Amended and Restated~~ By-laws, Art. 6, Sec. 6.3.) For other membership vote matters, each lot/unit has one vote.
4. **Candidate Qualifications**
 - a. A candidate must be a member of the Association at the time of the nomination. If title to a separate-interest parcel is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person, in writing, to be a member for purposes of being a candidate for election to the Board.
 - b. *Disqualification*
 - i. Must be a Member. The Association shall disqualify a person from a nomination as a candidate for not being a member of the Association at the time of the nomination.
 - ii. Insurance Coverage. The Association shall disqualify a nominee if that person discloses, or if the Association is aware or becomes aware of, a past criminal conviction that would, if the person was elected, either prevent the Association from purchasing the insurance required by Section 5806 or terminate the Association's existing coverage required by Section 5806 as to that person should the person be elected.

- iii. Current in the Payment of Assessments. The Association shall disqualify a nominee for failure to be current in the payment of regular and special assessments which are consumer debts subject to validation. The Association also requires a director to be current in the payment of regular and special assessments. The Association may not disqualify a nominee for nonpayment of fines, fines renamed as assessments, collection charges, late charges or costs levied by a third party. The Association shall not disqualify a nominee for failure to be current in payment of regular and special assessments if any of the following circumstances are true:
 - (1) The nominee has paid the regular assessment or special assessment under protest pursuant to Section 5658;
 - (2) The nominee has entered into and is in compliance with a payment plan pursuant to Section 5665; and
 - (3) The nominee has not been provided the opportunity to engage in internal dispute resolution pursuant to Article 2 (commencing with Section 5900) of Chapter 10.
- iv. Joint Ownership. The Association shall disqualify a nominee if the person, if elected, would be serving on the Board at the same time as another person who holds a joint ownership interest in the same separate interest parcel as the person and the other person is either properly nominated for the current election or an incumbent director.
- v. Member for Less than One Year. The Association shall disqualify a nominee if that person has been a member of the Association for less than one year.

C. Qualifications Apply to Sitting Directors. Sitting directors are also required to meet the qualifications listed above. A director who fails to meet one or more of the qualifications may have their seat on the Board declared vacant pursuant to the process described at Corporations Code Section 7221.

5. Nominations for Election to the Board

- a. ~~The Association shall provide general notice of the procedure and deadline for submitting a nomination at least thirty (30) days before the deadline for submitting a nomination. At least 30 days before the nomination submission deadline, the Association shall provide notice of the procedure and deadline for submitting a candidate nomination. The procedure shall allow for members to self-nominate by delivering a completed nomination form to the Inspector or the Inspector's designee prior to the nomination deadline. Nomination of candidates from the floor of the election meeting is prohibited.~~
- b. ~~Regardless of whether a candidacy form was received, a candidate may still be nominated by himself, herself or by someone else from the floor of the election meeting.~~

6. Membership Meetings

- a. The Association will send or cause to be sent a meeting notice which will advise the members of times when registration will begin and when the meeting will be

called to order, as well as when the polls will open. The notice will also state the dates and times when the members and candidates may attend the meeting to witness the inspector(s)' registration, review, count and tabulation of ballots.

- b. The Board may determine not to hold a membership meeting for votes on matters, except for removal or election of directors, and conduct the vote by the secret ballot process and have the secret ballots counted and tabulated at a regular duly noticed open Board meeting.
- c. Directors must be elected by secret ballot and cannot be elected by voice vote, show of hands or other means except where permitted by law (i.e., election by acclamation where the requirements of Civil Code Section 5103 are satisfied).

7. Association Election Materials

- a. *Voter List:* The voter list shall include the name, voting power, and either the physical address of the voter's separate interest, the parcel number, or both. The mailing address for the ballot shall be listed on the voter list if it differs from the physical address of the voter's separate interest or if only the parcel number is used. If a particular vote includes the option for use of electronic secret ballots, the voter list will also identify which members opted to vote by electronic secret ballot and which members opted to vote by written secret ballot
- b. *Candidate Registration List:* A candidate registration list shall ~~be prepared~~ withinclude the name and address individuals nominated as a candidate for election to the Board of Directors.
- c. The Association shall permit members to verify the accuracy of their individual information on both lists at least thirty (30) days before ballots are distributed. The Association or member shall report any error or omissions in either list to the inspector(s) of election who shall make any correction within two (2) business days.
- d. The returned ballots from the members and other Association election materials at all times shall be in the custody of the inspector(s) or at a location designated by the inspector(s) until after the tabulation of the votes and the statutory period for an election challenge under Civil Code Section 5145 has expired, at which time custody shall be transferred to the Association.

8. Inspector(s) of Election

- a. One (1) or three (3) independent third party inspector(s) of elections ["Inspector(s)"] will be selected and appointed by the Board of Directors.
- b. For purposes of this section, an independent third party includes, but is not limited to, a volunteer poll worker with the county registrar of voters, a licensee of the California Board of Accountancy, or a notary public. An independent third party may also be an Association member, provided the member is not a director, a candidate for director or related to a director or a candidate. The Board may not select as an Inspector a person, business entity, or subdivision of a business entity currently employed or under contract to the Association for any compensable services, other than serving as an Inspector. The Inspector(s) can be volunteers or be hired by the Association.

- c. If an Inspector is unwilling or unable to perform his/her duties or becomes ineligible to be an Inspector, the Board may remove and replace that Inspector with another Inspector that meets the requirements set forth above.
- d. Inspector(s)' duties:
- i. Correct errors on the voter list and candidate registration list.
 - ii. At least thirty (30) days before an election, deliver to each member (or cause to be delivered) a ballot or ballots (electronic secret ballot or written secret ballot, as appropriate) and a copy of these rules. Delivery of these rules may be accomplished by: posting these rules to an internet website and including the corresponding internet website address on the ballot, together with the phrase, in at least 12-point font, "The rules governing this election may be found here:"; or via individual delivery as specified at California Civil Code Section 4040.
 - iii. Determine the number of memberships entitled to vote and the voting power of each.
 - iv. Determine the authenticity, validity, and effect of proxies, if any.
 - v. Receive secret ballots and proxies, if any.
 - vi. Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote.
 - vii. Count and tabulate all votes.
 - viii. Determine when the polls shall close.
 - ix. Determine the tabulated results of the election or vote.
 - x. Perform any acts as may be proper to conduct the election with fairness to all members, in accordance with California law and these rules.
 - xi. All duties must be performed in good faith, to the best of the Inspector(s)' ability, as expeditiously as practical, and in a manner that protects the interest of all members.
 - xii. Prior to the mailing of the secret ballots, the Inspector(s) will determine the location where the sealed secret ballots will be mailed or delivered.
 - xiii. The Inspector(s) of Elections shall also determine where the Inspector(s) will maintain custody of the secret ballots, signed voter envelopes, voter list, proxies, ~~and~~ candidate registration list and, if applicable, tally sheet of votes cast by electronic secret ballot before and after the count and tabulation of the vote by the Inspector(s).
- e. The Inspector(s) may appoint and designate additional personnel to assist them in their duties, but the Inspector(s) will oversee and be responsible for all actions of such designees. Any additional persons appointed to assist the Inspector(s) must meet the Inspector qualifications stated above.

- f. If there are three (3) Inspectors, the decision to act or make a decision must be by a majority of the Inspectors and is effective, in all respects, as the decision of all.
- g. A signed report of the Inspector(s) of the election ~~shall be prepared for all votes and, once signed, to~~ certifying the results of the vote, count or election is prima facie evidence of the facts stated in the report.

9. Electronic Voting

- a. The Association may select an Inspector of Election to conduct an election (except an election regarding regular or special assessments) that utilizes electronic secret ballots as an option for voting.
- b. Members can opt in to receive an electronic secret ballot instead of a written secret ballot. Only members that have opted in and provided the Association a valid e-mail address will be sent an electronic secret ballot instead of a secret written ballot. All other members will be sent a written secret ballot.
- c. No later than 90 days before an election, members may change their preferred method of voting (from written secret ballot to electronic secret ballot and from electronic secret ballot to written secret ballot).
- d. The electronic secret ballot and the written secret ballot must contain the same list of items to be voted on.
- e. The Association will maintain a voting list identifying which members will vote by electronic secret ballot and which members will vote by written ballot. The Association will include information on the procedures to opt in or out of voting by electronic secret ballot in the annual policy statement.
- f. A member that elects to vote by electronic secret ballot must provide a valid e-mail address to the Association.

9-10. Written Secret Ballot Procedures

- a. For election of directors and recall election, at least thirty (30) days before the ballots are distributed, the Association shall provide general notice of the date and time by which, and the physical address where, ballots are to be returned by mail or handed to the Inspector(s); the date, time and location of the meeting where the ballots will be counted; if voting by electronic secret ballot is allowed for the particular election, the date and time by which electronic secret ballots are to be transmitted to the internet-based voting system; and the list of candidates that will appear on the ballot.
- b. At least thirty (30) days prior to the deadline for voting, the ballots will be mailed by first-class mail or delivered to every member (or, as appropriate, to every member utilizing the electronic secret ballot process). Mailed ballots shall be sent along with two preaddressed envelopes. Ballot mailings and deliveries, including electronic notices re same, shall be sent along with ~~and~~ instructions on and deadlines for return of ballots/casting of electronic votes.
- c. The ballot itself will not identify voter by name, address, parcel number or unit number.

- d. The ballot itself is not signed by the voter but is inserted into an inner ballot envelope which is preaddressed to the Inspector(s) (Envelope #1).
- e. The voter then seals Envelope #1 and inserts Envelope #1 into a second outer mailing envelope (Envelope #2) preaddressed to the Inspector(s) which is then also sealed by the voter.
- f. In the upper left-hand corner of Envelope #2, the voter prints and signs his or her name and prints the address of the separate interest that entitles him/her to vote.
- g. An owner of multiple properties must submit a separate ballot in separate sealed envelopes (#1 and #2) for each property owned.
- h. Ballots may be mailed to the selected address or delivered by hand to the location selected by the Inspector(s). Where a membership meeting is being held for purposes of conducting a vote pursuant to these rules, ballots may also be delivered to the Inspector(s) at the membership meeting prior to close of the polls.
- i. The member may request a receipt for hand delivery of the sealed Envelope #2 to the location selected by the Inspector(s). Any member desiring a receipt for mail delivery should send the ballot by certified mail, return receipt requested, to the location selected by the Inspector(s). A member shall not receive a receipt for hand delivery of a ballot brought to a meeting.
- j. Only the ballots and envelopes sent by the Association or Inspector or provided by the Association or Inspector will be accepted.
- k. No member shall be denied a ballot for any reason other than not being a member at the time when ballots are distributed. A person with general power of attorney for a member shall not be denied a ballot. The ballot of a person with general power of attorney for a member shall be counted if returned in a timely manner.
- l. Verification of information on the outside of Envelope #2 and registration of envelopes received may be performed by the Inspector(s) or the Inspector(s)' designees under the Inspector(s)' supervision prior to the meeting or deadline for voting.
- m. Registration will be conducted by the Inspector(s) or their designees and votes counted and tabulated by the Inspector(s) at a duly noticed membership or Board meeting in front of any members or candidates who may wish to witness the registration and opening and counting of the ballots or proxies.
- n. A member wishing to vote in person at the membership meeting must present himself/herself to the Inspector(s) with identification acceptable to the Inspector(s) to show that he/she is an Association member. The holder of a general power of attorney for a member must present the original, signed, notarized general power of attorney and identification to show that he/she is the attorney-in-fact.
- o. A member that already submitted a ballot may attend a membership meeting but will not be given a new ballot to vote at the meeting.

~~p.~~ If a ballot has not been previously received by the Inspector(s) for a particular property address, a member from that address in attendance at the membership meeting will be given a ballot along with two envelopes to mark and cast in secret at the membership meeting.

~~p-q.~~ No person may open any envelopes or otherwise review any ballot prior to the time and place at which the envelopes are opened and the ballots are counted and tabulated by the Inspector(s). Any candidate or Association member may witness the counting and tabulation of the votes.

10-11. Proxies

- a. The Inspector(s) shall determine the authenticity, validity and effect of proxies, if any. A proxy will be accepted if the Inspector(s) determines the proxy meets the requirements of the Bylaws, the California Corporations Code and the California Civil Code.
- b. The proxy holder must be present in person at the membership meeting and shall cast the proxy giver's vote by ballot at the meeting unless the proxy is revoked by the proxy giver prior to the Inspector(s) receipt of the proxy giver's ballot.
- c. Any member who gives another member his or her proxy does so with the full understanding that the Association and Inspector(s) will not be responsible for ensuring that any proxy holder votes the proxy in accordance with the proxy giver's direction.
- ~~d.~~ ~~If a member brings proxies to the membership meeting, the Inspector(s) will review and make all necessary determinations regarding those proxies, including the validity of those proxies.~~

11-12. Effect of Submitting Secret Ballot

- a. Once a ballot is received by the Inspector(s), that ballot cannot be changed, retrieved or revoked.
- b. Once a member submits a ballot with regard to the member's separate interest, no other ballot or proxy may be submitted for that property. Should more than one ballot be submitted with regard to a particular separate interest, the ballot which was earliest received shall be counted for that property. If it cannot be determined which ballot was earliest received, no ballot will be counted for that property except one ballot for quorum purposes only at the discretion of the Inspector.

12-13. Determination of Quorum. The Association has 250 residential lots. The quorum at any membership meeting consists of the presence in person, by valid proxy or by secret ballot, of members representing at least 25% of the voting power of the Association. (Bylaws, Art. 4, Sec. 4.6.) The Inspector(s) will determine, if possible, whether quorum has been obtained based upon the count of the number of members voting by proxy or by a returned ballot. Upon determination that a quorum has been obtained, the Inspector(s) may close registration at the polls.

13-14. Adjourned for Lack of Quorum/Recessed Meetings

- a. Any membership meeting may be adjourned to a later date and/or time by the vote of the majority of members present in person or by proxy or as otherwise permitted by law. The Association may call a subsequent meeting at least 20 days after the scheduled election; at the subsequent meeting, the required quorum shall be 20% of the members.
- a.b. Ballots received by the Inspector(s) in properly completed, sealed Envelopes #1 and #2 will be valid for adjourned membership meetings. The Inspector(s) will continue to maintain custody of the ballots.
- b.c. Ballots may only be counted during a duly noticed Board or membership meeting. The Inspector(s) may request that any meeting be recessed to allow the Inspector(s) to complete the counting and tabulation of the ballots at another time. Notice of the recessed meeting will be given as may be required by law. The Inspector(s) will continue to maintain custody of the ballots until the counting and tabulation are complete.

14.15. Observation of Ballots, Etc.

- a. Any candidate or Association member may witness the counting and tabulation of the votes.
- b. No person may open any envelopes or otherwise review any ballot prior to the time and place at which the envelopes are opened and the ballots are counted and tabulated by the Inspector(s).

15.16. Consultation With Association Counsel. The Inspector(s) will have the authority to confer with Association legal counsel in advance of or at the meeting. Legal counsel represents the Association and does not represent the members, candidates, Inspector(s), Board members, management or any other individual. By the adoption of these Election Rules, Association legal counsel has been authorized by the Board of Directors to provide advice to and to waive the attorney-client confidential communication privilege as determined necessary or prudent by the attorney to inform and advise the Inspector(s) regarding issues or matters related to the Inspector(s)' performance of their duties for the Association. The Inspector(s) may confer with Association legal counsel outside the presence of the members.

16.17. Tabulation, Counting, Inspectors' Conduct, Etc.

- a. Once a quorum is determined present and the balloting has been closed by the Inspector(s), the Inspector(s) may ~~open the sealed envelopes and~~ begin the count and tabulation of the ballots at a duly noticed membership meeting or Board meeting.
- b. All votes shall be counted and tabulated by the Inspector(s) in public at a properly noticed open meeting of the Board or of the members.
- c. Members and candidates may witness the counting and tabulation from a distance of at least five (5) feet from any Inspector.
- d. The Inspector(s) are not required to provide members or candidates with information, answer questions, or engage in discussion. Inspector(s) will not provide any interim counts or tabulations.

- e. Any witness or observer may be ejected or removed by the Inspector(s) for disruptive, noisy or rude behavior.
- f. Inspectors shall make all determinations regarding ballots and vote counts, including deciding whether to count a ballot for quorum purposes only if the Inspector(s) find they cannot determine the voter's intent as to how votes should be cast.

17.18. After Tabulation

- a. Results of the election or vote shall be announced and be promptly reported to the Board of Directors and the tabulation recorded in the minutes of the next meeting of the Board. The Inspector(s) may also determine whether the tabulated results will be announced at the meeting.
- b. The tabulated results shall be available for review by all members after the certification of the membership meeting by the Inspector(s).
- c. *Tie Votes:* For election of directors, in the event of a tie vote among any number of the candidates, the Association will notice a special membership meeting and send out ballots to all members for a vote to break the tie. Said vote shall be conducted in accordance with the procedures herein, to the extent they are applicable to a run-off vote. No previously cast ballots will be used at the meeting to break the tie.
- d. Within fifteen (15) days of the conclusion of the election/vote, the Board shall publicize the tabulated results of the election/vote in a communication directed to all the members.
- e. If there is a recount or other challenge to the election process, the Inspector(s) shall, upon written request, make the ballots available for inspection and review by an Association member or the member's authorized representative. Any recount shall be conducted in a manner that shall preserve the confidentiality of the vote. However, the Association will not be responsible for redacting or otherwise protecting any identification/other information which is written on a ballot by a member.
- f. The Inspector(s) may establish rules and procedures for the review and recount by members.

18.19. Access to Association Facilities and Communications/Use of Association Funds

- a. If any candidate or member advocating a point of view is provided access to any Association media, including newsletters, Internet websites, or other Association publications during any campaign, for purposes that are reasonably related to that election, then all candidates and members advocating a point of view shall be provided with equal access for purposes reasonably related to that election.
- b. The Association shall not edit or redact the content from the communications of candidates and members advocating a point of view but may provide a statement specifying that the candidate or member, not the Association, is responsible for that content.

- C. Access to common area meeting space will be made available to all candidates and members advocating a point of view, for purposes reasonably related to the election or vote, at no charge. The Association may set forth the specific dates and times at which such access will occur in the notice of the membership meeting.