

**CODE OF ETHICS AND RULES OF CONDUCT FOR THE
BOARD OF DIRECTORS AND VOLUNTEERS OF
THE KIRKWOOD HOMEOWNER'S ASSOCIATION**

The Board of Directors of Kirkwood Homeowner's Association has the obligation and duty to make decisions for the entire community and is responsible to set a standard and a tone of behavior that is conducive to the best interests of the entire community. The Board of Directors of the Kirkwood Homeowner's Association hereby adopts the following CODE OF ETHICS AND RULES OF CONDUCT that is applicable to all board related activity of Board Members and volunteers serving the community:

Act in the Community's Interests. Directors will strive for the common good of the association, foregoing personal interests. Personal agendas will be left at home.

Engage in Lawful Acts. All board actions will comply with the governing documents and the law. To accomplish this requires thoughtful deliberation and input of knowledgeable professionals.

Maintain High Standards of Conduct. Directors are in the spotlight. Their conduct should be above reproach and avoid even the appearance of impropriety. It is highly recommended that two or more directors should be present to discuss any policy, maintenance, repair or alteration of any home in Kirkwood, except in the case of imminent danger to a home or the community.

Majority Vote. No promise of any kind may be made to any owner, contractor, subcontractor, or supplier, during negotiations unless approved by majority vote of the Board.

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

Attend Board Meetings. Effectiveness is based on keeping informed.

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

Keep Focused. Directors will listen attentively and courteously to demonstrate respect and willingness to learn.

Maintain Confidentiality. Directors will not share highly sensitive information and respect the privacy of all owners.

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

7/19/10

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

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

Pay Assessments on Time. Directors will remain current in all Association charges and will not expect special treatment.

Promote Harmony. Directors will promote community harmony in act, word, and deed.

This resolution is adopted this 16th day of August, 2010, at an open Board meeting where a quorum of the Board was present and will become effective immediately. Upon approval, each new community volunteer and board member will be required to agree to this code of ethics and rules of conduct.

Signed Corrie Pat Date 8/16/10

Signed Charles E. Madsen Jr. Date 8-16-10

Signed J. Von Spankner Date Aug 16, 2010

Signed Sandra Smith Date 8-16-10

Signed [Signature] Date 8/16/10

Signed Charles Pedersen Date 8/16

Signed William Schaff Date _____