

HUNTERS POINT PROPERTY OWNERS ASSOCIATION

Policy Resolution:

Code of Ethics / Code of Conduct for Board of Directors, Officers, and Committee Members

Purpose: This Code of Ethics/Code of Conduct Policy for the Hunters Point Property Owners Association Board of Directors, Officers (President, Vice Presidents, Treasurer, Secretary, collectively the “Officers”), and committee members is adopted by the Hunters Point Property Owners Association Board to:

- Provide transparency;
- Ensure that persons acting on behalf of the Hunters Point Property Owners Association commit to performing duties and executing responsibilities with integrity;
- Provide a framework for professional standards.

Definitions:

“**Property Code**” means the [State of Texas Property Code, Title 11](#).

“**Articles**” means the [Articles of Incorporation](#) of Hunters Point Property Owner Association.

“**Deed Restrictions**” means the [Revised Deed Restrictions and Covenants](#) for Hunters Point Subdivision.

“**Amendment**” means the [First Amendment](#) to the Revised Deed Restrictions and Covenants of Hunters Point Property Owners Association.

“**Bylaws**” mean the [By-Laws](#) of Hunters Point Property Owners Association.

“**HPPOA**” means the Hunters Point Property Owners Association.

“**Board**” means the Board of Directors serving the Hunters Point Property Owners Association.

“**Owners**” means the property owners owning property within the Hunters Point Subdivision within that certain tract of property described as: 20.1582 acres out of the Abraham Pevehouse Survey, being Abstract No. 423, Montgomery County, Texas.

All other terms defined as provided in the [Property Code Section 209.002](#).

HPPOA Board Directors, Officers, and committee members should always:

1. Maintain professionalism in all communications related to HPPOA matters;
2. Strive at all times to serve the best interests of the HPPOA, regardless of personal interests;
3. Support all duly-adopted Board decisions;
4. Act within the boundaries of HPPOA authority as defined by law and the governing documents of the HPPOA;
5. Make all reasonable efforts to maintain the confidentiality of all legal, contractual, financial, business, personnel, and management matters involving the HPPOA, as well as the confidentiality of any personal information about Owners. Note [Property Code Section 209.0051\(c\)](#) for matters to be discussed in a closed session and [Property Code Section 209.005](#) for information available in association records;
6. Disclose personal or professional relationships with any company or individual which has, or is seeking, a business relationship with the HPPOA;
7. Tend to the concerns and questions of all Owners.

Board Directors, Officers, and Committee Members should not:

1. Use positions or decision-making authority for personal gain;
2. Spend or commit to spend HPPOA funds that are not authorized by the Board, whether for personal use or benefit, or otherwise;
3. Accept a gift or favor from any Owner or HPPOA contractor that is given with the intent of influencing a decision or action on any official HPPOA matter, and shall disclose to the full Board any gift or favor offered or bestowed by an Owner or contractor;
4. Should not give gifts or favors to any Owner or HPPOA contractor on behalf of, or giving the appearance of being on behalf of, the HPPOA Board or Hunters Point community, without the approval of the Board.

Sanctions and Enforcement of this code is imposed by reference of the [Bylaws](#) Article IV(5), Article IV(6) and Article V(2).

Adopted at a Board meeting of the HPPOA on September 21, 2023.

This policy is adopted under the following guidance:

Article III, Section (j) of the [Articles of Incorporation](#) of the Hunters Point Property Owners' Association (the HPPOA) empowers the HPPOA to, insofar as permitted by law, do any other thing that, in the opinion of the Board of Directors, will promote the recreation, health, safety and social welfare of the Owners of the Properties; and

The need to establish procedures for the equitable and uniform enforcement of the provisions of the recorded Covenants, Conditions, and Restrictions filed of record in the real property records of Montgomery County, Texas, affecting property located within the 20.1582 acres out of the Abraham Pevehouse Survey, being Abstract No. 423, Montgomery County, Texas (the "Hunters Point"), and the Rules and Regulations adopted by the HPPOA.