

## SW House Rules Committee Charter

The purpose of the House rules Committee is to review House rules ( Current and Draft Rules) For applicability, purpose and fairness.

The board does the essential work of maintaining the integrity and value of a community by establishing Condo rules and regulations that protect resident's investment as a homeowner. These rules provide a structure for all residents to follow, which contributes to your association running more effectively and keeping the community safe.

These Rules and Regulations do not supersede or change the Bylaws or CC&Rs (Covenants, conditions, and restrictions )in any manner. They do have the same status of law and enforceability. Every Owner is responsible for being aware of the house rules .The Board shall have the sole power to adopt and amend the Policies of the Association.

The reason to have house rules is to help owners live harmoniously and without conflict. *By and large, these regulations are common sense directives aimed at protecting the safety of residents and generally keeping order without stepping on peoples' toes.*

### **\*Guidelines the committee should follow**

1. The rule doesn't contradict the board's authority as laid out in the governing documents.
2. Don't fix something that's not broken
3. If making a recommendation, draft house rules narrowly so that they address a particular problem that needs to be solved. Avoid sweeping too broadly but use professional common terminology .
4. homeowners should have a clear definition of what the problem is,what would happen if you didn't have this rule and the process you went through to arrive at your rule. Be sure your condo rules clearly state the expectations and the whys for those expectations as well as the penalty for non-compliance.
5. Be sure the rule is being made because you are "Acting, not reacting."Is the rule objectively fair and reasonable?
6. Will your board and management team be able to enforce the rule easily?

### **Committee size**

- Must have an odd number but no more than 7 homeowners
- The chairperson and committee members will be selected by the board

### **Committee Structure**

- The chairperson will organize and plan meetings at least quarterly.
- The committee chair will present to the Board recommendations of the committee's work.
- Recommendations should be based on the above guidelines.
- The committee will have access to the house rules and any additional information requests will be decided by the board. In some cases the board will authorize the committee to collect data to support their arguments.
- The committee should keep minutes

### **Authority**

The committee has no power except to make recommendations.

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These guidelines are not inclusive.