

CENTURY PARK CONDOMINIUM ASSOCIATION, INC.
Rules and Regulations Governing Association Meetings

1. No person other than a Unit Owner¹ shall be permitted to attend and participate in Association meetings, except agents of the Association or persons permitted by the Board of Directors. No other persons will be allowed to enter the meeting room.
2. Unit Owners shall be required to sign in to the attendance sheet, and may be required to provide photo identification and/or documentary proof of being a Unit Owner. Failure to do so may result in that person not being allowed to attend and participate in the meeting.
3. Association meetings shall be conducted strictly following the designated agenda items. Unit Owners shall be permitted to speak in reference to the designated agenda items.
4. Unit Owner statements shall be restricted solely to the designated agenda items. No other statements shall be permitted. Unit Owners shall speak courteously and to the point. No heckling or verbal outbursts shall be permitted.
5. Unit Owners wishing to speak shall first seek recognition from the Chairperson in the proper form, by either raising their hand and/or rising from their seat. A Unit Owner shall wait to speak until the last speaker has finished and the Chairperson has recognized them.
6. After receiving recognition from the Chairperson, the Unit Owner wishing to speak shall identify himself/herself by stating a) the person's name (and the name of the Unit Owner), b) the Unit owned by the Unit Owner, and c) whether the person resides in the Unit.
7. Unit Owner initial statements shall not exceed three (3) minutes per agenda item. A Unit Owner may not speak more than once until all Unit Owners wishing to speak for the first time have done so. Unit Owners may speak only twice on a single agenda item, the second time for no more than one and a half minutes. Other Unit Owners cannot "yield" their time for the purpose of extending a Unit Owner's time limit.
8. Association meetings will follow Robert's Rules of Order.
9. A Unit Owner non-compliant with the Rules will first be given a warning. If the Unit Owner continues violating the Rules, the Unit Owner will be declared out of order and be excluded from further discussion on the agenda item. If the Unit Owner continues violating the Rules, the Unit Owner will be declared out of order, the Chairperson will direct the Secretary (or the person taking the minutes) to note the breach in the minutes, name the offender, and declare the offender to be excluded from further discussion on all items of business and request the offender to leave the meeting. If the offending Unit Owner does not leave the meeting, then the offending Unit Owner will be removed from the meeting. For gross interference with the meeting, the offending Unit Owner will be declared out of order and removed from the meeting.
10. The Board may take whatever appropriate legal action is available against any person who fails to comply with the Rules. Nothing in these Rules shall be construed as a limitation or restriction upon any of the Association's rights or remedies, or act as an election of remedies. All rights and remedies available to the Association shall be cumulative.

¹ If the Unit Owner is an entity, then the Unit Owner shall be deemed to be the principal, manager, member, officer, director or shareholder of such entity as applicable, owning a majority interest in such entity, or if the Unit is owned by a trust, then the trustee, or if the Unit is owned by a partnership, then one of the partners.