**Please keep this information with**

**Somers Estates Condominium Owners Association Rules & Regulations Document**

# RESOLUTION TO ADOPT RULE ON HARASSING AND EXCESSIVE CONTACT

**THEREFORE, BE IT RESOLVED that the Somers Estates Condominium Owners Association adopt the following Rule: EXCESSIVE CONTACT.**

Residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other condominium members, residents, guests, occupants, invitees; or directed at management, its agents, its employees, or vendors.

Harassing behavior will include any unwelcome contact, and excessive contact (email, texts, phone calls, mail, or visits to a home or place of service) to management, its agents, its employees or vendors, the Board of Directors, or other Association residents. Harassing behavior will also include physical and/or abusive actions, including defamation, threats, insults, profanity, and obscenities, as well as cyber actions (spreading malicious content and accusations on the internet).

Excessive is defined as more than one (1) contact, either email, text, phone call, mail, or visit to place of service, per week about the same subject or concern.

If a question has been asked and answered and is still being asked, that will be construed as excessive.

If a unit owner has more than one concern, they should be addressed in one communication. Those concerns may be acted on individually or as a group by the Board of Directors or management company, dependent upon the concerns or situations. The unit owner will be notified by the Board of Directors or management company what determination was made about their concern by email, if possible, or mail.

In addition, no unit owner may interfere with any contracted vendor performing work at the direction of the Board of Directors or the management company. That will be deemed as harassment and may be subject to possible fines.

Finally, any disruptive or harassing behavior by a unit owner or his or her proxy holder at an owners' meeting may result in fines being assessed to the unit owner.

Violations of any of the above-stated Rules will be subject to fines below and beyond the regular fine structure within the Association's Enforcement policy.

a. A written warning will be the first violation
b. $200 shall be assessed for the second violation
c. $400 shall be assessed for the third violation
d. Not withstanding paragraphs (a-c) immediately above, $1,000 shall be assessed for each violation, when in the sole opinion of the Board of Directors the violation meets one or more of the following criteria:
    1. The violation is in direct defiance of a previous mandate from the Board of Directors
    2. The violation was malicious in its intent.
    3. The violation is evidence of a pattern of the owner's non-compliance with the Somers Estates Condominium Owners Association governing documents.

*Adopted by the Somers Estates Condominium Owners Association Board of Directors on XX/XX/XX*
*Adopted by a majority of owners attending and by proxy at the annual meeting on October 23, 2025.*