

FIRST NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION

Board Member Qualifications

The First Neighborhood Property Owners Association Annual Meeting and Election of Officers occurs in June of each year.

At the next Annual meeting, which is scheduled for June 10, 2021, there will be two positions available each for a two-year term.

In order to qualify to be a candidate and for your name to be placed on the ballot or to be appointed to serve after a Board member resigns you must be a member of the Association as stated in the association's Bylaws (Article 3, Section 3.2).

Members of the Association are also described in the association's Bylaws (Article I, Section 2.1) as follows: "Each owner by virtue of being an Owner and until no longer an Owner, shall be a member of the Association. No person other than an Owner may be a member of the Association."

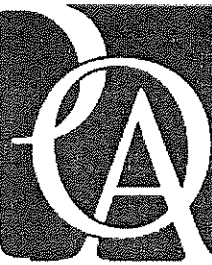
Additional qualifications for candidates for the Board are as follows:

If title to a Lot is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a member for purposes of qualification to serve on the Board.

Members are disqualified from nomination as a candidate for the following reasons, but only if the person has first been provided the opportunity to engage in a "meet and confer" (internal dispute resolution) as defined in Civil Code Section 5900 et seq.

(1) The member is not current in the payment of regular and special assessments. However, a member cannot be disqualified (i) for nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party, or (ii) for delinquent assessments if the person has entered into a payment plan pursuant to Civil Code Section 5665.

(2) The member, if elected, would be serving on the Board at the same time as a co-owner of the same Lot, and the co-owner is either properly nominated for the current election or an incumbent director.



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Page 2

- (3) The person has been a member of the Association for less than one year.
- (4) The member discloses, or if the Association is aware or becomes aware of, a past criminal conviction that would, if the person was elected, disqualify the Association from maintaining the fidelity bond coverage required by Civil Code Section 5806.
- (5) The member has been declared of unsound mind by a final order of court.
- (6) The member has been convicted of a felony.