

**POLICIES**

131 General Policies

Those policies which are not dictated by the statutes or rules of the State of North Carolina or ordered by a court of competent authority may be adopted, amended, and repealed by NOT LESS than a majority vote of the Board at any regular meeting of the Board, provided the proposed adoption, amendment, or repeal shall have been proposed at a previous Board meeting and, once proposed, shall have remained on the agenda of each succeeding regular Board meeting until approved or rejected.

Except that the Board may upon a majority vote cause to suspend (where compelling reasons exist) at any time the operation of a policy, provided the suspension does not conflict with law. Such suspension shall terminate at the next meeting of the Board or at such earlier time as is specified in the motion to suspend.

These policies may be adopted or amended at a single meeting of the Board in an emergency by a majority vote of the Board. An emergency shall be defined for purposes of this rule as any situation or set of circumstances which the Board has reason to believe will jeopardize the safety or welfare of the members of the Association.

Any resolution adopted under emergency conditions shall expire automatically at the first public meeting of the Board following the abatement of the emergency unless the Board moves to adopt said resolution in final form.

The adoption, modification, repeal, or suspension of a Board policy shall be recorded in the minutes of the Board. All policies shall be printed in the Board policy manual.

132 Property Management

The Board shall exercise its executive power by hiring a Property Manager.

The Property Manager shall enforce the policies of this Board.

The Property Manager shall prepare regulations for the administration of the Association which are not inconsistent with statutes or the policies of this Board.

All regulations of the Property Manager shall be presented to the Board of Directors for consideration and adoption. The adoption of regulations shall be by an affirmative vote of not less than a majority of the full Board.

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Such regulations shall be binding on the Property Manager when issued.

The Property Manager shall be delegated the authority to take necessary action in circumstances not provided for in Board policy, provided that such action shall be reported to the Board no later than the next regularly scheduled meeting.