

**Amendment to the Rules of Mariposa Community Association, Inc.  
Regarding Improper Treatment of Owners, Residents, Employees and Contractors**

**WHEREAS**, the Initial Rules for the Mariposa Community were attached as Exhibit “C” to the Community Charter for Mariposa Residential Property recorded on December 23, 2004 as Document Number 200441052 in the official records of Sandoval County, New Mexico (the “Charter”) and were amended by the Amendment to the Rules of Mariposa Community Association Prohibiting Short-Term Rentals, recorded on September 12, 2025 as Document Number 2025021305, in the official records of Sandoval County, New Mexico;

**WHEREAS**, Section 7.2(a) of the Charter allows the Board of Directors of Mariposa Community Association, Inc. (the “Association”) to adopt new Rules and modify or rescind existing Rules by majority vote of the Directors at any Board meeting;

**WHEREAS**, capitalized terms used herein shall refer to the definitions set forth in the Charter;

**WHEREAS**, Section 2(f) of the Initial Rules prohibits “[a]ny noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units.”;

**WHEREAS**, the Board wishes to ensure that the community governed by the Charter (“Mariposa”) is maintained as an environment free of harassment and that all Members of the Association maintain a high standard of ethical conduct while residing within Mariposa; and

**WHEREAS**, the Board wishes to adopt rules defining and clarifying, in part, what noxious or offensive activity it has reasonably determined tends to cause embarrassment, discomfort, annoyance, or nuisance to person using the Common Area or to the occupants of other Units. (The activities described herein are not intended to be an exhaustive list of such activities, and the Board could determine that activities violate Section 2(f) of the Initial Rules other than those activities listed herein.);

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of the Association hereby adopts the following rules and enforcement procedures that are applicable to all Owners, occupants of their Unit, tenants, agents, employees, customers, contractors, licensees, guests, or invitees of any Owner or of such Owner’s tenants or occupants while in Mariposa:

**It is the policy of the Association to create and maintain an environment free from all forms of discrimination and conduct that can be considered harassing, coercive, or disruptive, including sexual harassment.**

Harassment is defined as untoward, disruptive, and inappropriate communications between residents, lot owners and board members. Harassment is knowingly pursuing a pattern of conduct specifically done to annoy, terrorize, or alarm a victim for no legal purpose. The harassed person often suffers reasonable emotional distress as a result, and the accused could be charged with a misdemeanor.

Specific examples of harassment by a person occur if that person:

1. Makes or causes to be made, a communication or communications anonymously or at extremely inconvenient hours, or in offensively coarse language, or any other manner likely to cause annoyance or alarm.
2. Subjects another to striking, kicking, shoving or other offensive touching, or threatens to do so.
3. Engages in any other course of alarming conduct or of repeatedly committed acts with purpose to alarm or seriously annoy such other person.
4. Acts with a purpose to intimidate an individual or group of individuals because of race, color, national origin, religion, sex, handicap, ancestry, sexual orientation, gender identity, or spousal affiliation, or familial status.
5. Fails to come to order when requested at a Board or member meeting.

Sexual harassment is defined as unwanted sexual advances, or visual, verbal, or physical conduct of a sexual nature.

The Association will not tolerate hostility or favoritism toward an individual based on any protected class set forth in Paragraph 4 above. Furthermore, actions, words, jokes, or inappropriate comments based on an individual's sex, race, color, national origin, age, religion, disability, sexual orientation, or any legally protected characteristic will not be tolerated. The Association will not condone such behavior by or from any Owner, occupants of a Unit, tenant, agent, employee, customer, contractor, licensee, guest or invitee of any Owner or tenant or occupant, Board member, or staff personnel in any form.

All Members shall refrain from harassing other Members, residents, Board members, or management staff. Members shall not in any way harass, threaten, or otherwise attempt to intimidate any Board member, Association member, resident, or management staff. All Members shall refrain from any inappropriate or unwanted touching of other Members, residents, Board members, or management staff. The Association shall deem any Member, who harasses, threatens or otherwise attempts to intimidate, or touches inappropriately or without consent, other Association members or residents or management staff, to be in violation of these Rules.

All persons must conduct themselves in a civil and courteous manner at all times and must not jeopardize or interfere with the rights and privileges of others. Conduct is considered uncivil or uncourteous if a person is visibly intoxicated, or engages in rudeness, personal attacks, insults, name-calling, or uses derogatory language toward another, or engages in aggressive behavior toward another, or engages in behavior that tends to cause embarrassment or discomfort to others.

Loud, profane, indecent or abusive language is prohibited.


- All Members shall refrain from interfering with the duties of Board members, management staff and contractors. No Member shall interfere with the duties of the management staff or any contractor executing a contract in process. All communications with contractors and management staff must go through the President of the Board or executive director, or must otherwise be in accordance with Board policy.
- All Members shall show respect to fellow Members, residents, Board of Directors and management company.
- Members may report any conduct believed to be in violation of these Rules to the Association's executive director.
- All Members shall be responsible for the conduct of the occupants of their Unit, tenants, agents, employees, customers, contractors, licensees, guests, or invitees of any Member or of such Member's tenants or occupants while in Mariposa. Members shall be responsible for ensuring that these individuals comply with these Rules and all governing documents.

**VIOLATIONS OF RULES**

Any Member who is found to be in violation of these Rules will be subject to appropriate remedial action, including, but not limited to, injunctive relief being sought against him/her, fines, requiring all further communications with the Member to be in writing, limiting communications with the Member to mail, and suspension of membership privileges. Such remedial action shall be at the sole discretion of the Board of Directors.

The President certifies that this Board Resolution was adopted by the Board of Directors at the Board meeting held on February 25, 2026.

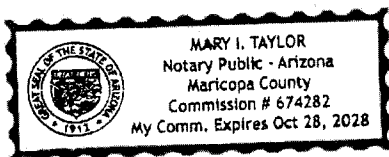
Mariposa Community Association, Inc.

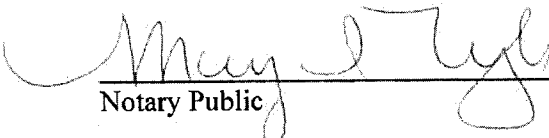
By: 

Its: President

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing document was acknowledged before me by Roger Thera,  
President of Mariposa Community Association, Inc., on behalf of that corporation this 12 day of  
March, 2026.



  
Notary Public