

HILLSBOROUGH VILLAS HOMEOWNERS ASSOCIATION

Dear Homeowners,

The Board of Directors is pleased to announce the adoption of the Hillsborough Villas Code of Conduct on December 9, 2025. This is a community standard designed to promote civility, respect, and constructive communication within our neighborhood. This aligns with Community Associations Institute (CAI) best practices and reflects our commitment to maintaining a positive living environment for all residents.

The Code of Conduct outlines expectations for interactions among homeowners, Board members, management personnel, and contracted vendors. Its purpose is to ensure that all individuals participating in Association matters do so in a respectful, lawful, and responsible manner that supports the well-being of the community and the effectiveness of our governance.

Key components of the Code of Conduct include:

- Respectful communication in all interactions
- Prohibition of harassment, intimidation, threats, or disruptive behavior
- Guidelines for constructive participation in meetings and correspondence
- Expectations for transparency, confidentiality, and integrity
- Procedures for addressing violations in accordance with Nebraska law and our governing documents

The full Code of Conduct is now officially adopted and will be included in the Association's governing documents. It will also be distributed electronically and made available on the HOA website for residents to review at any time.

We appreciate the community's ongoing support as we uphold these standards and continue working together to preserve the safety, harmony, and property values of Hillsborough Villas.

Warm Regards,

Rod Benson
President, Hillsborough Villa HOA