

ARTICLE 6

THE UNIT OWNERS

In the purest sense, the Ridgefield Community Association is a form of representative democratic government. As with actual representative governments, the various populace and leaders have prescribed roles and responsibilities. In Ridgefield, the Owners are the electorate, and have the responsibility of being good citizens (paying assessments, voting, abiding by the rules, etc.) and for electing representatives to The Board of Trustees to carry out the policy-making and administrative oversight role. Officers are then elected to provide leadership to this governing body. Committees are created by the Board to provide substantive input to the Board's deliberation process and to serve as a conduit for owner participation and involvement.

6.1 HOMEOWNERS' ROLE AND RESPONSIBILITIES

The Community Association is a self-government by unit owners and as such, the homeowners select from among themselves, leaders who make decisions for the group. The Homeowners must then abide by those rules and decisions.

6.2 PARTICIPATION - ANNUAL MEETINGS AND ELECTIONS'

- a. The annual meeting and accompanying election is the single most important decision-making opportunity for owners to:
 1. Elect Board representatives to govern the Association.
 2. Receive information regarding the status and activities of the Association and provide input.
 3. Participate in referenda decisions regarding significant issues such as special assessments, amendments to documents, etc.
- b. Failure to participate in the annual meeting and election process severely limits an Owner's opportunity to directly impact the direction of the Association for the next one to three years.

6.3 SERVE AS A VOLUNTEER ON COMMITTEES, ON THE BOARD, OR AS AN OFFICER

This Activity allows the owner:

- a. An opportunity for more in depth participation and important decision making.
- b. To exercise his responsibility to share the work involved in governance.

6.4 ADHERENCE TO LEGAL OBLIGATIONS

- a.. Owners have an obligation to pay assessments in a timely fashion to meet their share of operational costs.
- b. Owners have responsibility to adhere to rules and restrictions, mutually agreed to and properly adopted.