

EXHIBIT 4

Election Rules Adopted June 28, 2022 - Selected Pages

Selected pages containing candidate qualifications, ballot-listing requirements, equal-access rules, and the signature/certification page.

Source: Rules pp.1-3 and 6

Cantrice Court Condominium Owners' Association

c/o California HOA Solutions LLC

Election Rules

Adopted at a Noticed Open Board Meeting on **06/28/2022**

In accordance with the newly adopted amendments to the California Davis-Stirling Act, the following Election Rules shall apply where use of secret ballots is required:

1. Election Requirements.

Posting / Notice.

- 1.1. At least thirty (30) days before the end of the nomination period, the Association shall provide each Member, by general notice, the Election Rules and procedures, and the deadline for submission of the nomination form.
- 1.2. At least thirty (30) days before the ballots are mailed to the Members, the Association must provide a Notice in accordance with the requirements of Civil Code §5115(b) which includes:
 - The list of candidates;
 - The deadline for returning ballots; and
 - The time and place of the annual meeting.

2. Nomination of Candidates.

- 2.1. Candidates and Board Members must be Members of the Association or an authorized agent of an entity owned Unit. Unless authorized by law, the only other qualifications for nomination are:
 - 2.1.1. A candidate must have owned a Unit within the Association for at least one (1) year from the date that nominations may be submitted,
 - 2.1.2. No candidate, if elected, may serve on the Board with a Co-Owner of a Unit;
 - 2.1.3. No candidate may run for or serve on the Board if he or she has been convicted of a felony that jeopardizes the Association's fidelity bond insurance coverage; and
 - 2.1.4. Candidates and sitting directors must be current in the payment of regular and special assessments, which are consumer debts subject to validation. The Association may not disqualify a nominee for nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party. An association shall not disqualify a nominee for failure to be current in payment of regular and special assessments if any of the following circumstances are true:
 - (a) The nominee has paid the regular assessment or special assessment under protest pursuant to Section 5658.
 - (b) The nominee has entered into a payment plan pursuant to Section 5665.
 - (c) The nominee has not been provided the opportunity to engage in internal dispute resolution pursuant to Article 2 (commencing with Section 5900) of Chapter 10.

- 2.2 Owners may nominate themselves or another person.
- 2.3 Any candidate nominated by another person will be contacted to confirm that such candidate consents to having his or her name placed in nomination for election to the Board of Directors.
- 2.4 All candidates who meet the qualifications to serve on the Board and, if appropriate, have confirmed his/her willingness to run for election to the Board, shall be listed on the Secret Ballot.
- 2.5 The Board shall be comprised of five (5) persons each of whom must be Members of the Association and who shall hold office until his or her successor has been elected or appointed, or until his or her death, resignation or judicial adjudication of mental incompetence

3 Inspectors of Election.

- 3.1 The Board shall appoint either one (1) or three (3) independent third parties as Inspectors of Election after the close of candidate nominations but before the Secret Ballots are mailed to the Owners. An independent third party may include:
 - 3.1.1 A volunteer poll worker with the county registrar of voters;
 - 3.1.2 A licensee of the California Board of Accountancy;
 - 3.1.3 A notary public; or
 - 3.1.4 A Member of the Association provided such Member is not a member of the Board of Directors, a candidate for the Board of Directors, related to a member of the Board of Directors or related to a candidate for the Board of Directors.
- 3.2 Prior to the secret ballots being mailed to the Owners, the Inspector(s) of Election shall meet to determine to whom the ballots shall be returned (the Interim Inspector), which person(s) may include the Association's community manager.
- 3.3 *The Inspector(s) of Election shall also do all of the following:*
 - 3.3.1 Determine the number of memberships entitled to vote and the voting power of each. No Member's right to vote may be suspended by the Association;
 - 3.3.2 Receive ballots;
 - 3.3.3 Hear and determine all challenges and questions in any way arising out of the validity of a ballot;
 - 3.3.4 Determine the authenticity, validity, and effect of proxies, if any;
 - 3.3.5 Count and tabulate all votes in an open meeting of the Association;
 - 3.3.6 Determine when the polls shall close;
 - 3.3.7 Determine the result of the election; and
 - 3.3.8 Perform any acts as may be proper to conduct the election with fairness to all members, the Davis-Stirling Act, the California Corporations Code, and all applicable rules of the association regarding the conduct of the election that are not in conflict with California law.
- 3.4 An Inspector of Election shall perform his or her duties impartially, in good faith, to the best of his or her ability, and as expeditiously as is practical. The decision or act of a majority shall be effective in all respects as the decision or act of all.
- 3.5 Any report made by the Inspector or Inspector(s) of Election is prima facie evidence of the facts stated in the report.
- 3.6 The Board may remove and replace any Inspector of Election prior to the tabulation of ballots if an Inspector of Election resigns or if the Board reasonably determines that an Inspector of Election will not be able to perform his or her duties impartially and in good faith.

3.7 The Inspector(s) of Election may appoint or oversee additional persons to collect ballots, to verify signatures, to count and tabulate votes as the Inspector(s) deems appropriate, provided that such person(s) are independent third parties.

4 Secret Ballot Procedure: Record Date.

4.1 Ballots and a pre-addressed envelope with instructions describing how to return the ballot shall be mailed by first-class mail or delivered by the Association to every Member not less than thirty (30) days prior to the deadline for voting and at least thirty (30) days after the Civil Code §5115(b) Notice has been provided to the Members.

4.2 *Ballots must ensure the confidentiality of the voters.*

4.2.1 A voter may not be identified by name, address, parcel or unit number on the ballot;

4.2.2 The ballot is not signed by the voter, but is inserted into an envelope that is sealed.

This envelope is inserted into a second envelope that is also sealed. In the upper left hand corner of the second (larger) envelope, the voter prints (or may use a mailing label) and signs his or her name, address, and Lot, or parcel, or unit number that entitles him or her to vote. The second envelope is addressed to the Inspector(s) of Election, who will tally the votes.

4.3 *Returning Ballots.* Owners may return their secret ballot by mail or hand deliver it to a location specified by the Inspector(s) of Election. Only the ballots that are returned in accordance with the instructions of the Inspector(s) of Election shall be counted.

4.4 *Record Date.*

4.4.1 A Member may request a receipt for delivery of his or her ballot.

4.4.2 Unless otherwise required by law, the record date for purposes of voting shall not be less than ten (10) days nor more than sixty (60) days prior to the date of the meeting as determined by the Board.

5 Campaigning.

5.1 All candidates or Members advocating a point of view during a campaign, including those not endorsed by the Board, shall be provided equal access to Association media, newsletters, or Internet Web sites (if any) for purposes that are reasonably related to the election. The Association may not edit or redact any content from these communications but may include a statement specifying that the candidate or Member, and not the Association, is responsible for the content.

5.2 All candidates, including those who are not incumbents, and all Members advocating a point of view, including those not endorsed by the Board, for purposes reasonably related to the election, shall be provided equal access to any common area meeting space, if any exists, during a campaign at no cost.

5.3 Association funds may not be used for campaign purposes in connection with any board election. The term campaign purposes is defined to include, without limitation, (1) expressly advocating the election or defeat of any candidate that is on the ballot; or (2) including the photograph or prominently featuring the name of a candidate on a communication from the Association.

11.3 No person who holds a general power of attorney for a Member shall be denied a ballot.

12 Revision of Election Rules.

The Election Rules may not be adopted or amended less than ninety (90) days prior to an election

13 Recount and Challenge to Election.

13.1 Inspection of Election Materials.

13.1.1 Members shall be permitted to inspect the signatures of all voting Owners which have been placed on the outside of the ballot mailing envelope. Copies and/or photographs of such signatures are not permitted; and

13.1.2 Members may inspect and obtain copies of the following election materials:

13.1.3 Voter List;

13.1.4 Ballots;

13.1.5 Signed Voter Envelopes (inspection permitted but copies are not allowed); and

13.1.6 Proxies.

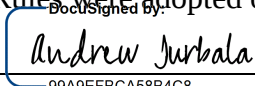
13.1.7 13.2 A recount may be requested by any Member, in writing, within five (5) days after the election results are announced and if the Member advances the cost of the recount. Such costs are subject to reimbursement if the outcome of the election is changed due to the recount.

13.1.8 13.3 Any Director or any person who had the right to vote in the election may challenge the election within one (1) year of the date of the election.

13.1.9 13.4 An action to challenge an election may be brought in the Superior Court or Small Claims Court where the Court may order injunctive relief and may levy penalties of up to five hundred dollars (\$500.00) per violation.

CERTIFICATE OF SECRETARY

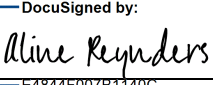
The herein Election Rules were adopted on at a regularly noticed meeting of the Board of Directors.

Signature:  _____
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Date: 6/29/2022

Name: Andrew Jurbala

Title: Board President

Signature:  _____
E4844F007B1140C...

Date: 6/29/2022

Name: Aline Reynders

Title: Secretary/Treasurer

Signature:  _____
D3A7F222355D4F9...

Date: 6/30/2022

Name: Mark wilson

Title: Board member at Large