

**From:** themtnsvoice <themtnsvoice@aol.com>  
**To:** info <info@bigcanoepoa.org>  
**Subject:** Re: Formal Complaint: Violation of Common Conduct Rules  
**Date:** Mon, Jun 10, 2019 9:18 am

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Can you outline what those procedures are? Or where I might find them?

-----Original Message-----

From: Big Canoe POA <info@bigcanoepoa.org>  
To: themtnsvoice <themtnsvoice@aol.com>  
Sent: Mon, Jun 10, 2019 9:01 am  
Subject: RE: Formal Complaint: Violation of Common Conduct Rules

Your email has been received and will be handled according to POA procedures.

**From:** themtnsvoice@aol.com [mailto:themtnsvoice@aol.com]  
**Sent:** Friday, June 7, 2019 10:15 AM  
**To:** info@bigcanoepoa.org  
**Cc:** themtnsvoice@aol.com; jphilmon@bigcanoepoa.org; jgoldman@bigcanoepoa.org  
**Subject:** Formal Complaint: Violation of Common Conduct Rules

To whom it may concern,

I am unsure of the protocol for reporting a violation of the Common Conduct Rules. Please forward this to the appropriate person(s) responsible for enforcement or investigation of Rules of Common Conduct Violation, and have them contact me.

It is my desire to report a violation of the "Rules of Conduct for the Common Properties" by Property Owner "John Fitzgerald". A couple of weeks ago, John Fitzgerald approached me in the Fitness Center (Common area), while I was working out, and began snapping photographs of me - walking right up to my face while I was on an exercise machine - and saying he was going to share it with people so they would know who I was. I found this to be "**noxious or offensive activity**" that definitely caused me **discomfort, annoyance**" and constituted "**a nuisance**" to me.

Based on the serious nature of the overall tone of harassment coming from John, his wife, and other property owners in the property owner facebook community, I believe that this violation should be investigated and treated for enforcement purposes as a "Serious Violation" as proscribed by the Enforcement mechanism laid forth. I have copied the applicable Rule Text below..

A. 15 Rules of Conduct for the Common Properties

1. Purpose

1.1 These Rules and Regulations establish the expected conduct of Property Owners, Tenants, and their Guests when they are on any part of the Common Properties of the Big Canoe Property Owners Association (POA).

2. Rules

2.1 All persons shall conduct themselves so as not to jeopardize or interfere with the rights and privileges of others.

2.2 All persons shall avoid any **noxious or offensive activity** that might cause embarrassment, **discomfort, annoyance, or constitute a nuisance** to others

4. Enforcement (4.1) Violations of the provisions of these Rules and Regulations will subject the appropriate Property Owner to sanctions in accordance with Rule A.2, "Serious Violations".

I look forward to hearing from the appropriate person(s) in regards to this matter. If it turns out that I am in error, and following people around in public common areas snapping photos with the stated intent to harass is NOT a violation of the rules, then please let me know.

Sincerely,

- david hopkins / property owner lot 4002

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