

MEMBER, SALES REPRESENTATIVE, OR LICENSED REAL ESTATE AGENT CODE OF CONDUCT POLICY

Effective Date: 4/21/2025

Purpose

The purpose of this policy is to ensure that all members, sales representatives, or licensed real estate agents reselling membership and associated personal property, if applicable, within Cokato Lake RV Resort Cooperative Association respect and comply with the governing documents of the Association and maintain a professional, cooperative relationship with the Board, management, and members.

This policy applies to all members, sales representatives, or licensed real estate agents who list, market, or sell units within the cooperative.

Policy

1. Acknowledgment of Governing Documents, rules and regulations, and policies.

All members, sales representatives, or licensed real estate agents must read, understand, and comply with the Association's governing documents, rules and regulations, and policies including:

- Declaration
 - Articles of Incorporation
 - Bylaws
 - Rules and Regulations
 - Minnesota State Statutes 308A and 515B regarding right of first purchase by the Association.
 - All applicable resort policies
2. Signage and Marketing Materials
 - All for sale signage must be submitted to the Board in advance for written approval before being displayed anywhere on cooperative property.
 - Only one sign is allowed per unit (lot). 8.5" x 11" or smaller Real Estate Brochure box with yard stake.

3. Common Area Access

- Members, sales representatives, or licensed real estate agents may not use common areas (e.g., lodge, amenities, bulletin boards) for marketing or showings without prior written permission from the Board.
- Unauthorized access or use may result in restrictions on future activity.

4. Open Houses and Showings

- All open houses or showings must be approved by the board and comply with Association governing documents, rules and regulations and policies. Open houses may be subject to time/day restrictions set by the Board.
- Members, sales representatives, or licensed real estate agents must accompany prospect buyers while conducting business within Cokato Lake RV Resort Cooperative Association.

5. Professional Conduct

- Members, sales representatives, or licensed real estate agents are expected to treat all members, board members, and staff with professionalism and respect.
- Disruptive behavior, repeated violations, or disregard for Association governing documents, rules and regulations and policies may result in loss of privileges.

6. Member Responsibility

- Members are responsible for ensuring that their chosen sales representatives, or licensed real estate agents comply with this Code of Conduct. Members may be held accountable for their representative's or agent's violations.
 - The member acknowledges that the Association has the first right to purchase and must approve all stock transfers.
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Enforcement

Failure to comply with this policy may result in the following actions, at the Board’s discretion:

- Written warnings
 - Fines issued to the member associated with the listing
 - Revocation of signage or marketing privileges
 - Denial of access to cooperative property for business purposes
 - Referral to the agent’s brokerage or licensing authority if warranted
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Acknowledgment

I have read and understand the above policy and agree to comply with the Cokato Lake RV Resort Cooperative Association Policy while reselling membership and associated personal property if applicable within the cooperative. I understand that failure to do so may result in consequences as described above.

Owner/Seller

Representative

Print Name: _____

Print Name: _____

Lot Number: _____

License #: _____

Company: _____

Phone/Email: _____

Signature: _____

Signature: _____

Date: _____

Date: _____