

**RESOLUTION OF
THE MONTE VISTA SUBDIVISION OWNER'S ASSOCIATION
ADOPTING POLICIES AND PROCEDURES REGARDING PROCEDURES FOR
ADOPTION OF POLICIES, PROCEDURES, RULES, REGULATION, OR
GUIDELINES
Policy #1**

- SUBJECT:** Adoption of a procedure to be followed when adopting policies, procedures, rules, regulation or guidelines (hereinafter "Policy" or "Policies") regarding the operation of the Monte Vista Subdivision Owner's Association (the "Association").
- PURPOSE:** The Purpose of this Resolution is to adopt a standard procedure to be used in developing Policies in order to facilitate the efficient operation and governance of the Association.
- AUTHORITY:** The Declaration of Monte Vista Subdivision (the "Declaration"), Articles of Incorporation and Bylaws of the Association, any amendments thereto (the "Governing Documents") and Colorado law.
- EFFECTIVE DATE:** March 25, 2014
- RESOLUTION:** The Association hereby adopts the following procedures to be followed in adopting Policies of the Association:
- 1) Scope. The Board of Directors of the Association may, from time to time, adopt certain Policies as may be necessary to facilitate the efficient operation of the Association, including the clarification of ambiguous provision in other documents, or as may be required by law. In order to insure that such Policies are necessary and properly organized, the Board of Directors shall follow the following procedures when adopting Policy.
 - 2) Drafting Procedure. The Board of Directors shall consider the following in drafting the Policy:
 - (a) Whether the Governing Documents or Colorado law grants the Board of Directors authority to adopt such a Policy;
 - (b) The need for such Policy based upon the scope and importance of the issue and whether the Governing Documents adequately addresses the issue; and
 - (c) The immediate and long-term impact and implication of the Policy.

- 3) Adoption Procedure. Upon adoption of a Policy, the Policy or notice of such Policy (including the effective date) shall be provided to all Owners in accordance with the provisions set forth in the Declarations
- 4) Policy Book. The Board of Directors shall keep copies of any and all adopted Policies in a book designated as a Policy Book. The Board of Directors may further categorize Policies, Rules and Regulations, Resolutions and Guidelines but shall not be required to do so.
- 5) Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- 6) Supplement to Law. The provision of this Resolution shall be in addition to and in supplement of the terms and provision of the Governing Documents and the law of the State of Colorado governing the Project.
- 7) Deviations. The Board of Directors may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
- 8) Amendment. This Procedure may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on March 25, 2014 and in witness thereof, the undersigned has subscribed his/her name.

MONTE VISTA SUBDIVISION OWNERS' ASSOCIATION

By: William E. Seef
President

By: Harvey M. Taylor
Vice President

By: [Signature]
Secretary