

**THE VILLAS AT SUNRISE CREEK HOMEOWNERS ASSOCIATION, INC.  
POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES AND  
RULES**

The purpose of this Policy is to provide notice of the Association's authority to adopt and amend Rules to facilitate the efficient operation of the Association.

This Policy is in compliance with Colorado Revised Statutes §38-33.3-209.5, the Declaration of Covenants, Conditions and Restrictions of The Villas at Sunrise Creek (the "Declaration") and the Articles of Incorporation and Bylaws of the Association.

**ADOPTION AND AMENDMENT OF RULES POLICY**

1. The Board of Directors, in accordance with the Declaration and the Association's Bylaws, and Colorado Revised Statute §38-33.3-302(1)(a), has the authority to create, adopt, amend and repeal policies, procedures, rules and regulations (hereinafter collectively called "Rules") as may be required to facilitate the efficient operation of the Association and to carry out the directives of the Association's governing documents.
2. The Board shall only adopt or amend Rules in open meetings. At the meeting where the Board intends to adopt or amend a Rule, at an appropriate time determined by the Board, but before the Board votes on the adoption or amendment of the Rule, Member/Owners shall have an opportunity to speak regarding the proposed Rule in accordance with the Association's Conduct of Meetings Policy.
3. Once adopted, amended, or repealed, the Board shall publish the newly adopted or amended Rule change by any reasonable means available, which may include by mail, e-mail, newsletter, website, or personal delivery. The Rule change, along with all other Rules of the Association, shall be available for copy and review in accordance with the Association's Records Inspection Policy.
4. All Rules of the Association apply to all Lots and Member/Owners and, without expressly stating so, to each Member/Owner's guest, tenants or other permittees, as well as the Association. Each Member/Owner shall be held responsible for any violation of these Rules by its guests, tenants or other permittees.
5. The Board shall review this Policy annually. The Board may amend this Policy when such modification is deemed to be in the best interests of the Association.

The undersigned, being President of The Villas at Sunrise Creek Homeowners Association, Inc., certifies that the forgoing Policy was adopted by the Board of Directors of the Association at a duly called meeting of the Board on 6-6-19, and in witness thereof the undersigned has subscribed his/her name.

By: , President