

PRENTICE AVENUE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES

Adopted November 1, 2005

The following procedures have been adopted by the Prentice Avenue Townhomes Homeowners Association, Inc. ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

WHEREAS, The Board of Directors believes it to be in the best interest of the Association to adopt a policy setting forth the procedures for the adoption and amendment of policies, procedures and rules.

NOW, THEREFORE, BE IT RESOLVED that the Association does hereby adopt the following policy governing adoption and amendment of policies, procedures, and rules:

1. Pursuant to the Association's governing documents, the authority to create, adopt, enforce, and amend policies, procedures, rules and regulations (hereinafter collectively referred to as a "Rule") lies with the Board of Directors of the Association.
2. When the Board, in the exercise of its discretion, determines that a Rule is appropriate, it shall adopt the Rule either at a meeting of the Board or by written consent in lieu of a meeting, or by any other method authorized by the Association's governing documents or pursuant to Colorado law.
3. The Board shall then publish the Rule by any reasonable means available, including but not limited to posting the Rule in the community or on its website, if any, by email, mail, newsletter, or personal delivery. The Rule, along with all other Rules of the Association shall be available for inspection and copying in accordance with the Association's policy regarding inspection and copying of Association records. The Board has the right, but not the obligation, prior to adopting any new Rule, to conduct an informal meeting of the Owners and solicit their input regarding any new or existing Rule.
4. Any owner's failure to receive the Rule shall not be a defense to any attempt by the Association to enforce the Rule or levy fines, expenses, or attorney's fees as a result of a violation of the Rule.

The undersigned hereby certify that the foregoing resolution was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 1st day of November 2005.

Prentice Avenue Townhomes Homeowners Association,
Inc.

By: KEITH STEWART
President

Attest:

This Policy was adopted by the Board of Directors on the 1ST day of November 2005, effective the 1st day of November 2005, and is attested to by the Secretary of the Prentice Avenue Townhomes Homeowners Association, Inc.

ELAINE STEWART
Secretary