

PINERIDGE HOMEOWNERS ASSOCIATION
POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES

Adopted December 4, 2005

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

Purpose: To adopt a policy setting forth procedures for the adoption and amendment of policies, procedures, and rules.

NOW, THEREFORE, IT IS 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 e-mail, 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 informational 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 to levy fines, expenses, or attorneys' fees as a result of a violation of the Rule.

Attest:


Henry Withers, Secretary

Pineridge Homeowners Association

By: 
Michael H. Smith, President

This Policy was adopted by the Board of Directors on the 4th day of December 2005, effective the 5th day of December, 2005, and is attested to by the Secretary of the Pineridge Homeowners Association, Inc.


Henry Withers, Secretary