

The Queens Homeowner Association
11/18/2018
Dispute Resolution Between Owners & Association

The following procedures have been adopted by the Association pursuant to the provisions of Colorado Revised Statutes (C.R.S.) for Colorado Common Interest Owners Act (CCIOA) compliance.

Purpose: The purpose of this Policy is to adopt a standard procedure to be followed for alternative dispute resolution (ADR) when disputes arise between a Member and the Board of Directors.

It is resolved that the Association does adopt the following Policy governing disputes between Members and the Board of Directors (the Association):

1. Disputes Between Member and Association. In the event of any dispute involving the Association and a Member, the Member is encouraged to meet with the Board to resolve the dispute informally. If any Member requests to meet with the Board, the Board will make reasonable effort to comply with the request.

2. General Policy. If the dispute cannot be resolved informally, it will be the Policy to use an Alternative Dispute Resolution as an alternative to litigation. Mediation with a 3rd Party should follow, with binding or non-binding arbitration.



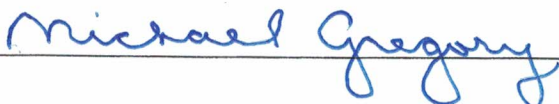
3. Procedure. Except for the following listed exemptions, the Association and the Member will try to resolve the dispute using ADR methodologies before filing suit in any jurisdiction.

- 4. Exemptions.** The following claims are exempt from the provisions of this Policy.
- (a) Collection of Assessments
 - (b) Enforcement of CC&Rs, ByLaws, Rules & Regulations and Policies
 - (c) Statute of Limitations as applicable by State and County laws.

5. ADR Not Required. Nothing in this Policy should be construed to "require" any form of ADR nor requirement of the parties to meet. Neither the Association nor the Member waives any right to pursue legal or other remedial actions available to them.

Board of Directors Certification:

Approved and adopted by the Board of Directors and in witness thereof, the undersigned have subscribed their names:

President:	<u></u>	Date:	<u>12/3/2018</u>
Vice President:	<u></u>	Date:	<u>12/3/2018</u>
Secretary:	<u></u>	Date:	<u>12/3/2018</u>