

Canyon View Estates Homeowner Association

08/12/19

Adoption and Amendment of Policies

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: To adopt a Policy for the adoption and amendment of policies, procedures & rules.

It is resolved that the Association does adopt the following Policy for the Adoption and Amendment of policies, procedures and rules:

1. Authority. The authority to create, adopt, enforce, amend and repeal policies, procedures and rules lies with the elected Board of Directors. (C.R.S. 38-33.3-302 and The Association Documents).

2. Solicitation of Information from Members. The Board may gather information from the members prior to adopting to any policy but does not have the obligation to do so. The Board may gather information by any method considered appropriate and authorized by the Association Documents.

3. Adoption. When the Board determines that a Policy should be adopted, amended or repealed, as appropriate, it shall do so either at a Meeting of the BOD or by written consent in lieu of a meeting.

4. Notice. The Board will then give notice of the Policy change to the Members in writing by first-class mail to the addresses on record. The Policy will be published by any reasonable means available, including by email or on an Association website.

5. Enforcement. Any Owner's failure to receive the Policy will not be a defense to any attempt by the Association to enforce the Policy or to levy fines, expenses or attorney's fees as a result of a violation of the Policy.

6. Conflicts. The Policies adopted by the Association are supplemental to the Association Documents. In the event of a conflict between the provisions of any Policy and the Declaration of CC&R's, the Declaration will control.

7. Severability. The provisions of the Policies will be independent and severable. The determined invalidity of any one or more of provisions of the Policy will in no way affect the validity of any other provisions.

Board of Directors Certification:

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

President: Janet P. Richardson Date: 10/23/2020

Vice President: Kristy M. Oliver Date: 10/23/2020

Secretary: Janice E. Kiche Date: 10/23/2020