

**RESOLUTION OF
THE OAKDALE PLACE HOMEOWNERS ASSOCIATION
REGARDING POLICIES AND PROCEDURES FOR
RESOLVING DISPUTES BETWEEN THE ASSOCIATION AND UNIT OWNERS**

SUBJECT: Adoption of policies and procedures for the resolution of disputes between the Association and Unit Owners.

PURPOSE: To adopt policies and procedures regarding the mechanisms for resolving disputes between the Association and Unit Owners. To adopt a standard procedure to be followed when a material issue exists between a Unit Owner and the Association.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association and Colorado law.

**EFFECTIVE
DATE:**

April 9, 2014

RESOLUTION: Whereas the Association is required by law to establish procedures for addressing disputes arising between the Association and Unit Owners, the Association hereby adopts the following policy and procedure:

1. Nature of Disputes Distinguished

a. The first context in which a dispute may arise is when the Association is required to enforce the terms of its governing documents against a non-complying Unit Owner.

b. The second context in which a dispute may arise is when a Unit Owner has a claim or complaint against the Association.

2. Appropriate Venues

a. The Board has determined that the use of alternative dispute resolution procedures such as mediation and arbitration will often be useful and efficient tools within the second context described above, and that such procedures will result in less cost and complexity. The use of alternative dispute resolution procedures will be a mandatory condition prior to the filing of any civil action by a Unit Owner against the Association in any matter that falls within the second context described above.

b. The Board has also determined that the use of alternative dispute resolution procedures within the first context described above is not warranted, and that the Association should at all times have direct and clear access to the court system for the enforcement of covenants and provisions contained in its governing documents. Alternative dispute resolution shall not be permitted in any situation where the Association is entitled to pursue a civil action or other proceeding in the court system to enforce compliance with the terms of any of its governing documents or in any situation where the Association is attempting to collect delinquent assessments or other obligations from a Unit Owner or is

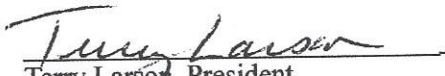
pursuing remedies under the Colorado Common Interest Ownership Act to perfect a statutory lien against a Unit for delinquent assessments and foreclose the lien through the court system.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of The Oakdale Place Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on this 9th day of April, 2014 and in witness thereof, the undersigned has subscribed his/her name.

THE OAKDALE PLACE HOMEOWNERS ASSOCIATION, a Colorado nonprofit corporation

By:


Terry Larson, President