

**RESOLUTION
OF
NORTHFIELD VILLAGE EIGHT-PLEX CONDOMINIUMS
REGARDING PROCEDURES FOR ADOPTION OF POLICIES, PROCEDURES, RULES,
REGULATIONS, OR GUIDELINES**

SUBJECT: Adoption of a procedure to be followed when adopting policies, procedures, rules, regulations or guidelines (hereinafter "Policy" or "Policies") regarding the operation of the Association.

PURPOSE To adopt a standard procedure to be used in developing Policies to facilitate the efficient operation of the Association and to afford Owners an opportunity to provide input and comments on such Policies prior to adoption.

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

EFFECTIVE DATE: 1/25/18

RESOLUTION: The Association hereby adopts a Policy as follows:

1. Scope. The Board of Directors of the Association may, from time to time, adopt certain Policies as may be necessary to facilitate the efficient operation of the Association, including the clarification of ambiguous provisions in other documents, or as may be required by law. To encourage Owner participation in the development of such Policies and to ensure that such Policies are necessary and properly organized, the Board shall follow the following procedures when adopting any Policy.
2. Drafting Procedure. The Board shall consider the following in drafting Policy:
 - a. Whether the governing documents or Colorado law grants the Board the authority to adopt such a policy;
 - b. The need for such Policy based upon the scope and importance of the issue and whether the governing documents adequately address the issue; and
 - c. The immediate and long-term impact and implications of the Policy.
3. Adoption Procedure. Upon adoption of a Policy, the Policy or notice of such Policy, including the effective date shall be provided to all Owners by any reasonable method as determined in the sole discretion of the Board, including but not limited to posting on the Association's website.
4. Policy Book. The Board of Directors shall keep copies of any and all adopted Policies in a book designated as a Policy Book. The Board of Directors may further categorize Policies, Procedures, Rules and

Regulations, Resolutions and Guidelines but shall not be required to do so.

5. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
6. Supplemental to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
7. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such a deviation is reasonable under the circumstances.
8. Amendment. This Procedure may be amended from time to time by the Board of Directors.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Northfield Village Eight-Plex Condominium Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association on **January 25, 2018** at a duly called and held meeting of the Board of Directors and in witness thereof, the undersigned has subscribed his/her name.

NORTHFIELD VILLAGE EIGHT-PLEX CONDOMINIUM ASSOCIATION

By:



President