

**RESOLUTION
OF THE
ROCKY MOUNTAIN VILLAGE ESTATES CONDOMINIUM ASSOCIATION
PROCEDURES FOR ADOPTION OF POLICIES, PROCEDURES, RULES, REGULATIONS,
OR GUIDELINES**

WHEREAS: By the authority given in The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law, RMVE Board of Directors may adopt procedures for the adoption of policies, procedures, rules, regulations, or guidelines (hereinafter "Policy" or "Policies" regarding the operation of the Association.

WHEREAS: These standard procedures for the development of policies will facilitate the efficient functioning of Owner and Board meetings and afford Owners/Residents an opportunity to provide input and comments on decisions affecting the community.

THEREFORE, BE IT RESOLVED THAT The Association hereby adopts the following procedures when adopting Policies of the Association:

- 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. In order 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 the 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. NOTICE AND COMMENT.** A copy of the proposed Policy shall be provided to all Owners (either by e-mail or by hard copy) and posted on the Association's website. Owners shall be allowed a minimum of two weeks to provide comment and/or feedback on the proposed Policy. In addition, the adoption of every Policy shall be listed on the agenda for the Board meeting prior to adoption by the Board and any

Owner who wishes to comment on the proposed Policy shall be afforded such opportunity in compliance with Colorado law.

4. EMERGENCY. The Board may forego the notice and opportunity to comment in the event the Board determines in its sole discretion that providing notice and opportunity to comment is not practical given the emergency nature of such Policy.

5. ADOPTION PROCEDURE. After the period for Owner comment expires, the Board may adopt the Policy. 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 by the sole discretion of the Board.

6. DEFINITIONS. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

7. SUPPLEMENT 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.

8. DEVIATIONS. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

9. 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 Association, 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 11/15/2018 and in witness thereof, the undersigned has subscribed his/her name.

**ROCKY MOUNTAIN VILLAGE ESTATES
CONDOMINIUM ASSOCIATION**

By Ronald J. Pieffer
Ronald J. Pieffer, President