

**Rosewood Hills Property and Homeowner's Association, Inc.**

**POLICY REGARDING THE ADOPTION AND AMENDMENT OF  
POLICIES, PROCEDURES AND RULES**

Adopted on: January 19<sup>th</sup>, 2017

The following policy has been adopted by Rosewood Hills Property and Homeowner's Association ("Association") pursuant to C.R.S.38-33.3-209.5 as amended, at a special meeting of the Board of Directors.

Effective date: February 1<sup>st</sup>, 2017

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing adoption and amendment of policies, procedures and rules:

1. Pursuant to the Association's Articles of Incorporation, Declaration of Protective Covenants, Bylaws and Water of Policies and Procedures (including current Appendix A) ("Governing Documents") and Colorado Revised Statutes 38-33.3-302, the authority to create, adopt, enforce, amend and repeal policies, procedures, rules and regulations (hereinafter collectively referred to as a "Rule") lies with the Board of Directors of the Association. The Board has the right, but not the obligation, prior to adopting any new Rule, to conduct an informational meeting of the owners and solicit their input regarding any new or existing Rule.

2. When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended or repealed, as appropriate, it shall do so either at a meeting of the Board or by written consent in lieu of a meeting, or by any other method authorized by the Association's Governing Documents or pursuant to Colorado law.

3. The Board shall publish the Rule by any reasonable means available, including but not limited to e-mail, USPS mail, newsletter, website or personal delivery. The Rule, along with all other Rules of the Association, shall be available for inspection and copying in accordance with the Association's policy regarding inspection and copying of Association records.

4. Any owner's failure to receive the Rule shall not be a defense to any attempt by the Association to enforce the Rule or to levy fines, expenses, or attorneys' fees as a result of a violation of the Rule.

**Rosewood Hills Property and Homeowner's Association, Inc.**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

This Policy governing adoption and amendment of policies, procedures and rules was adopted by the Board of Directors on the 19<sup>th</sup> day of January, 2017, effective the 1<sup>st</sup> day of February 2017, and is attested to by the Secretary of the Association.

Damian Cercone, Secretary