

Rosewood Hills Property and Homeowners Association
Dispute Resolution Policy

PURPOSE: Policy setting forth the Association’s procedure for addressing disputes between the Association and Lot Owners.

EFFECTIVE DATE: JULY 15, 2025

AUTHORITY: Amended and Restated Declaration of Protective Covenants of Rosewood Hills, the Bylaws of the Association, the Association’s Articles of Incorporation, and the Colorado Common Interest Ownership Act, Section 38-33.3-124, Colorado Revised Statutes.

RESOLUTION

WHEREAS, the Board of Directors finds that Colorado law requires homeowner’s associations to adopt a written policy for addressing disputes between the association and unit owners; and

WHEREAS, the Board of Directors finds that adoption of a dispute resolution policy will facilitate productive and meaningful resolution of disputes that restore relationships between members of our community, while avoiding unnecessary and costly litigation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROSEWOOD HILLS PROPERTY AND HOMEOWNERS ASSOCIATION:

I. In the event of a dispute between the Association and a Lot Owner, the Lot Owner is encouraged to meet with the Board of Directors to resolve the dispute informally. Either the Board of Directors or the Lot Owner may request such a meeting. If a meeting is requested for this purpose, the Board of Directors shall within five (5) business days of said request schedule the meeting for a mutually agreed time and place. Any agreement reached at the meeting shall be put in writing and signed by both parties.

II. Either party may also request in writing that the dispute be submitted to mediation. If mediation is requested and the recipient of the request agrees to mediate the dispute, mediation shall be scheduled with a mediator agreed to by the parties. Use of the Colorado Judicial Branch Office of Dispute Resolution or the 4th Judicial District Attorney’s Neighborhood Justice Center is encouraged. In the event the parties are unable to agree to the selection of a mediator, each party shall select a mediator and the two mediators shall select a third mediator who shall mediate the dispute. The selected mediator’s procedures or rules then in effect for such disputes will govern any mediation between the parties. The mediation will take place in either Teller County or El Paso

County, Colorado. Each party will pay its own attorneys' fees and costs in mediation, and will equally share the mediator's fees and expenses. Participation in the mediation is voluntary, and either party may end the mediation at any time. If a partial or full agreement is reached in mediation, that agreement will be reduced to writing, and the written agreement will be signed by the parties.

III. Nothing in this Policy shall be construed to require any specific form of alternative dispute resolution, or require the parties to meet. Neither the Association nor the Lot Owner waives any right to pursue any legal or other remedial action available to it.

CERTIFICATION

The undersigned, being the President of the Rosewood Hills Property and Homeowners Association, a Colorado non-profit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on July 15, 2025, and in witness thereof, the undersigned has subscribed his name below.

HOMEOWNERS ASSOCIATION, INC.

Original Signed 15 July 2025 and on file with the Secretary

By: Mike Neubert, President

ATTEST:

Original Signed 15 July 2025 and on file with the Secretary

By: Jim Hitt, Secretary