

**RESOLUTION
O F T H E
CREEKSIDE CONDOMINIUM HOMEOWNER'S ASSOCIATION,
REGARDING HANDLING OF DISPUTES POLICY**

SUBJECT: Adoption of a Handling of Disputes Policy for the Association.

PURPOSES: To adopt a policy for the handling of disputes.

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

**EFFECTIVE
DATE:** October 1, 2006

RESOLUTION: The Association hereby adopts a Policy as follows:

In the event of any dispute involving the Association and an Owner, the Owner is invited and encouraged to meet with the Board of Directors to resolve the dispute informally and without the need for litigation. If the Owner requests to meet with the Board, the Board shall make a reasonable effort to comply with the Owner's request.

Nothing in this Policy shall be construed to require any specific form of alternative dispute resolution (ADR), such as mediation or arbitration, or require the parties to meet. Neither the Association nor the Owner waives any right to pursue whatever legal or other remedial actions available to either party.

1. Costs. The costs of ADR shall be split among the parties involved in the ADR. In the event an owner fails to pay the owner's share of the cost, such amount shall be considered an Assessment against the owner's unit, and may be collected by the Association as an Assessment pursuant to the Declaration and Colorado Law.
2. 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 association.
3. 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.

4. Amendment. This policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Creekside Condominium Homeowner's 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 October 1, 2006 and in witness thereof, the undersigned has subscribed his/her name.

**CREEKSIDE CONDOMINIUM
HOMEOWNER'S ASSOCIATION,**
a Colorado nonprofit corporation

By: _____
President*

***Original Signature of Board President is on file in
the Association's Policy Book**