

**SOMERSET ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES**

Adopted 2/27/2019

The following policy has been adopted by Somerset Estates Homeowners Association, Inc. ("Association") pursuant to the Colorado Common Interest Ownership Act ("Act"), including C.R.S. 38-33.3-209.5 and 38-33.3-302, as amended, at a regular meeting of the Executive Board ("Board").

Purpose: To establish a uniform and systematic protocol for the adoption and amendment of policies, procedures, and rules.

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

1. Authority. Pursuant to the Association's governing documents and the Act C.R.S. 38-33.3-302, the authority to create, adopt, enforce, amend and repeal policies, procedures, rules and regulations (hereinafter collectively referred to as a "Policy") lies with the Board. The Board may adopt certain Policies as may be necessary to facilitate the efficient operation of the Association, including clarification of ambiguous provisions in other documents. The Board has the right, but not the obligation, prior to adopting any new Policy or revising an existing Policy, to conduct an informational meeting or survey of the Members to solicit their input regarding the new or existing Policy.

2. Board Action. When the Board, in the exercise of its discretion, determines that a Policy should be adopted, amended or repealed, as appropriate, it shall do so at an open meeting of the Board, or by any other method authorized by the Association's governing documents or pursuant to Colorado law. Prior to the Board taking formal action on a Policy, Members or their designated representatives in attendance at such meetings shall be permitted to speak regarding the Policy. No action on a Policy shall be taken in an executive session of the Board.

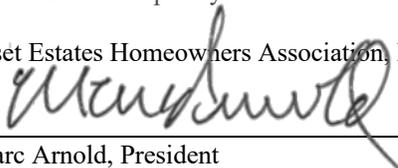
3. Notice. The Board shall then give notice of the adoption, amendment, or repeal of the Policy, and shall publish the Policy, by any reasonable means, including but not limited to posting the Policy on the Association website, by email, mail, newsletter, or personal delivery. The Policy, along with all other Rules of the Association, shall be available for inspection and copying in accordance with the Association's Inspection and Copying of Association Records Policy.

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

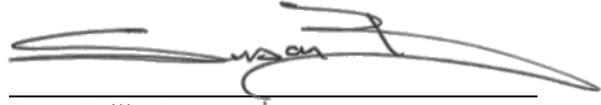
5. Miscellaneous. Failure by the Association to enforce any provision of this policy shall in no event be deemed to be a waiver of the right to do so thereafter.

6. Severability. If a provision of this policy is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provisions of this policy.

Somerset Estates Homeowners Association, Inc.

By:   
\_\_\_\_\_  
Marc Arnold, President

This Adoption and Amendment of Policies was adopted by the Executive Board on the 27<sup>th</sup> day of February, 2019, effective the 27<sup>th</sup> day of February, 2019 and is attested to by the Secretary of the Somerset Estates Homeowners Association, Inc.

By:   
\_\_\_\_\_  
Susan Reilly, Secretary