

POLICY ON ALTERNATIVE DISPUTE RESOLUTION

One of the Executive Board's goals in managing the Association is to foster a sense of community. Alternative dispute resolution, as opposed to harsh covenant enforcement, is one of the means for accomplishing community. The Executive Board has adopted policies on collections and covenant enforcement. Both policies give owners ample notice of problems and numerous opportunities to contact the Association's Executive Board itself to work out a resolution. When there are neighbor-to-neighbor disputes, we encourage homeowners to contact their neighbor and try to resolve any issues. If this cannot be accomplished, the Executive Board will investigate the complaint. The Executive Board will determine if the facts warrant HOA involvement based on our covenants. The Executive Board encourages owners to contact the Executive Board prior to enforcement action being taken to explain any circumstances that the owner believes should mitigate enforcement action. The Executive Board adopts no formal mediation or other alternative dispute resolution requirement but believes in the policies of the Association to accomplish that purpose.