

**THE LAKEVIEW ESTATES MASTER ASSOCIATION POLICY REGARDING
ADOPTION AND AMENDMENT OF POLICIES, PROCEDURES, AND RULES**

Adopted April, 20, 2020

The following procedures were adopted by the Board of Directors of the Lakeview Estates Master Association ("the Association") pursuant to Colorado law at a regular meeting of the board.

RECITALS:

- A. Colorado Revised Statute ("C.R.S.") 38-33.3-209.5(1)(b)(vii) requires the Association to adopt procedures for the adoption and amendment of policies, procedures, and rules.
- B. C.R.S. 38-33.3-302(1)(a) authorizes the Association to adopt and amend Bylaws, Rules, and Regulations.
- C. Article VII of the Bylaws of The Lakeview Estates Master Association authorizes the Board of Directors to administer the affairs of the Association.

THEREFORE, IT IS RESOLVED THAT the following procedures shall apply to the Association policy, procedure and rule making authority:

- 1. The Board of Directors in its sole discretion shall determine if there is an issue affecting the Community for which a policy, procedure, or rule would be beneficial.
- 2. The Board will investigate and discuss the reasonable approaches to address the issue affecting the Community.
- 3. Pursuant to C.R.S. 7-128-401(2)(b), the Board may rely on opinions, information, or statements of its experts in investigating reasonable approaches to address the issue(s) affecting the Community.
- 4. For purposes of this procedure, the Board will take reasonable steps to avoid adopting a policy, procedure, or rule that is contrary to Federal, State, or local law or the Association's Articles of Incorporation, Bylaws, or Declaration, as well as exercising reasonable care to balance the Association's interests with the interests of the individual Members of the Community.
- 5. Once the Board has investigated the issue and discussed the reasonable approaches to address the issue, the Board may, but is not obligated to, provide notice to the Members of the issue and proposal(s) to address the issue by policy, procedure, or rule. The Board may, but is not obligated to, seek the comment of the Members prior to voting on which approach will be implemented.
- 6. The Board having determined an issue affects the community for which a policy, procedure, or rule would be beneficial, and discussed reasonable approaches to address the issue, may by affirmative vote of the Board adopt such policy, procedure, or rule in the discretion of the Board, by Resolution.

7. The policy, procedure, or rule shall become effective 10 days after the policy, procedure, or rule is published to the Members via U.S. Mail, postage prepaid, addressed to the property within the Community unless the Member requests the Association to use another address in writing. **Other acceptable forms of delivery are email and hand delivered.** A Member's failure to so receive a copy of the policy, procedure, or rule shall not be a defense to the Association's action to enforce the policy, procedure, or rule.

Procedure adopted by Resolution of the Board of Directors of The Lakeview Estates Master Association.

THE LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION

By: _____

Scott Craig
Scott Craig, President

This Policy Regarding Adoption of Policies, Procedures, and Rules was adopted by the Board of Directors on the 23rd day of April, 2020, effective the 23rd day of April, 2020, and is attested to by the Secretary of The Lakeview Estates Master Association.

Nancy Adams
Secretary