

**RESOLUTION OF VALLEY VIEW VILLAGE TOWNHOMES HOMEOWNERS
ASSOCIATION REGARDING ALTERNATIVE DISPUTE RESOLUTION**

SUBJECT: Adoption of a procedure regarding alternative dispute resolution.

PURPOSE: To adopt a standard policy addressing alternative dispute resolution.

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

**EFFECTIVE
DATE:** April 8th, 2024, ~~2023~~

RESOLUTION: Valley View Village Townhomes Homeowners Association (“Association”), hereby adopts the following Policy:

1. **Informal Resolution.** 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 (“Board”) to resolve the dispute informally and without the need for litigation. If the Owner requests to meet with the Board, the Board shall make every effort to comply with the Owner’s request.
2. **Formal Resolution.** Nothing in this policy shall be construed to require any specific form of alternative dispute resolution, 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 are available to either party.
3. **Definitions.** Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
4. **Supplement to Law.** The provisions of this Policy shall be in addition to and in supplement of the terms and provisions found in the Declaration and the law of the State of Colorado governing the Association.
5. **Survival.** In the event a court of competent jurisdiction finds a provision of this policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.
6. **Deviations.** The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
7. **Amendment.** This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of Valley View Village Townhomes Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on the 8th Day of April, 2024, ~~2023~~, and in witness thereof, the undersigned has subscribed his/her name.

**VALLEY VIEW VILLAGE
TOWNHOMES HOMEOWNERS
ASSOCIATION**, a Colorado
nonprofit corporation

By: *Janet Kayser*
President