

**RESOLUTION OF THE  
HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION  
REGARDING POLICY AND PROCEDURES FOR ADDRESSING DISPUTES  
BETWEEN THE ASSOCIATION AND OWNERS**

**SUBJECT:** Adoption of a policy and procedure regarding the procedure for addressing disputes between the Association and owners.

**PURPOSE:** To provide notice of the Association's adoption of a uniform procedure for addressing disputes between the Association and owners.

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

**EFFECTIVE DATE:** January 1, 2007.

**RESOLUTION:** The Association hereby adopts the following procedures to be followed for addressing disputes between the Association and owners:

1. Assessment Disputes. Any dispute between the Association and an owner relating to assessments shall initially be attempted to be resolved by the Association's property manager through discussions with the affected owner. If the issue cannot be resolved by the property manager, the matter shall be referred to the Association's attorney for appropriate legal action.
2. Disputes Not Involving Assessments. Any dispute between the Association and an owner not involving assessments shall initially be attempted to be resolved by the Association's property manager through discussions with the affected owner. If the issue cannot be resolved by the property manager, the owner shall be entitled to bring the issue to the attention of the Board by submitting a written statement as to the owner's position. If such written statement is submitted, the Board shall review the same and advise the affected owner of the Board's position. If the issue cannot be resolved by the property manager or the Board, the matter shall be referred to the Association's attorney for appropriate legal action. The Association may at anytime request that the owner agree to submit the matter to mediation or arbitration.
3. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
4. 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 Project.
5. 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.

6. 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 Association, 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 held on this \_\_\_\_ day of \_\_\_\_\_, 2006 and in witness thereof, the undersigned has subscribed his/her name.

**HAMPDEN HILLS AT AURORA HOMEOWNERS ASSOCIATION**

By: \_\_\_\_\_  
\_\_\_\_\_, President

**REAFFIRMATION CERTIFICATION:**

The undersigned, being President of the Association, certifies that the foregoing resolution adoption was reaffirmed by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held this 18<sup>th</sup> day of February, 2014 and in witness thereof, the undersigned has subscribed his/her name.

Hampden Hills at Aurora Homeowners Association

By: Debra Dawson

Debra Dawson, President