

**RESOLUTION  
OF LINCOLN CREEK VILLAGE  
HOMEOWNERS' ASSOCIATION, INC. ("Association")  
REGARDING PROCEDURES FOR ADOPTION OF POLICIES,  
PROCEDURES, RULES, REGULATIONS, OR GUIDELINES**

**SUBJECT:** Adoption of a procedure to be followed when adopting policies, procedures, rules, regulations or guidelines (hereinafter "Policy" or "Policies") regarding the operation of the Association.

**PURPOSE:** To adopt a standard procedure to be used in developing Policies in order to facilitate the efficient operation of the Association and to afford Owners an opportunity to provide input and comments on such Policies prior to adoption.

**AUTHORITY:** The Supplemental Declaration of Covenants, Conditions and Restrictions for The Bluffs, The Colony and The Courtyard Homes at Lincoln Creek Village ("Declaration"), Bylaws and Articles of the Association and Colorado law.

**EFFECTIVE DATE:** September 19, 2007

**RESOLUTION:** The Association hereby adopts the following procedures to be followed in adopting Policies of the Association:

1. Scope. The Board of Directors of the Association may, from time to time, adopt certain Policies as may be necessary to facilitate the efficient operation of the Association, including the clarification of ambiguous provisions in other documents, or as may be required by law. To insure that such Policies are necessary and properly organized, the Board of Directors shall follow the following procedures when adopting any Policy.

2. Drafting Procedure. The Board of Directors shall consider the following in drafting the Policy:

- (a) Whether the Declaration, Bylaws, Articles of Incorporation of the Association, or Colorado law grants the Board of Directors the authority to adopt such a Policy;
- (b) The need for such Policy based upon the scope and importance of the issue and whether the governing documents adequately address the issue; and
- (c) The immediate and long-term impact and implications of the Policy.

dburry 10/15/2013, 7:32AM VIEWED
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lmoss 10/21/2013, 9:29AM WEB ENTERED
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tdorth 10/08/2013, 8:25AM PENDING ENTRY
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rbrown 10/15/2013, 11:20AM HW ENTERED
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3. Adoption Procedure. After any period for Owner comment expires, if applicable, the Board of Directors may adopt any Policy. Upon adoption of a Policy, the Policy or notice of such Policy, including the effective date shall be provided to all Owners by any reasonable method as determined in the sole discretion of the Board of Directors, including but not limited to posting on the Association's website, if any.

4. Policy Book. The Board of Directors shall keep copies of any and all adopted Policies in a book designated as a Policy Book or other files designated for corporate records in which such Policies may be easily located and referenced, in the Board of Directors' reasonable discretion. The Board of Directors may further categorize Policies, Procedures, Rules and Regulations, Resolutions and Guidelines but shall not be required to do so.

5. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration or Bylaws shall have the same meaning herein.

6. 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 Common Interest Community.

7. Deviations. The Board of Directors may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

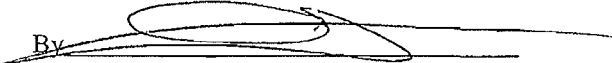
8. Amendment. This Procedure may be amended from time to time by the Board of Directors.

IN WITNESS WHEREOF, the undersigned governing Association, has executed and adopted this instrument effective the date and year first stated above.

LINCOLN CREEK VILLAGE  
HOMEOWNERS' ASSOCIATION, INC.  
a Colorado nonprofit corporation

Attest:

  
\_\_\_\_\_  
Janelle Taylor, Secretary

By   
\_\_\_\_\_  
Craig Pottenger, President