

# HIGH COUNTRY ESTATES Policies & Procedures

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## **Adoption and Amendment of Policies, Procedures and Rules**

In compliance with Colorado Statutes, the Board of Directors of the HIGH COUNTRY ESTATES Homeowners Association, Inc. (hereinafter "Association") adopts the following policy for adoption and amendment of policies, procedures and rules.

The Board of Directors, in its sole discretion, shall determine if a policy, procedure or rule is necessary for an issue, which has an effect on the community.

Any adoption or amendment of a policy, procedure or rule shall be performed at a Board of Directors meeting open to all members or their representatives. The Board of Directors may, but is not obligated to, provide notice to the Lot Owners of the meeting when the issue and the proposed policy, procedure or rule will be discussed.

Prior to adopting or amending a policy, procedure or rule, the Board of Directors shall consider the following criteria:

1. Necessity and reasonableness
2. Contribution to the protection, enhancement and preservation of property values.
3. Clarity of definition
4. Enforceability
5. Absence of conflict with Association's governing documents and applicable local, state or federal regulations or statutes.

An affirmative vote from a majority of the Board of Directors in attendance when a quorum is present at the meeting shall be required to adopt or amend a policy, procedure or rule.

Any policy, procedure or rule shall become effective per the date determined by the Board of Directors but not less than 15 calendar days after the mailing of such policy, procedure or rule in writing to each member of the Association.

An Owner's failure to receive the policy, procedure, rule or regulation shall not be a defense to the Association's ability to enforce the policy, procedure, rule or regulation or to levy fines, expenses or attorneys' fees as a result of a violation of the policy, procedure, rule or regulation.

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.

The Board of Directors reserves the right to change policy as needed.

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Adopted by the board of directors of HIGH COUNTRY ESTATES HOA at a duly called meeting on the 22<sup>nd</sup> day of February, 2017.

The Adoption and Amendment of Policies, Procedures and Rules is APPROVED.

MaryAnne Della Fera

3/08/2017

Signature/Date

President

Title