

WESTBANK MESA HOMEOWNERS ASSOCIATION
POLICY REGARDING *the*
ADOPTION & AMENDMENT *of*
POLICIES & RULES

Adopted – December 20, 2018

The following procedures have been adopted by Westbank Mesa Homeowners Association (“Association”) pursuant to the provisions of C.R.S. 38-33.3-209.5.

Purpose: To adopt a policy setting forth procedures for the adoption and amendment of policies, procedures, and rules.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing adoption and amendment of policies, procedures and rules:

1. Pursuant to the Association’s governing documents and Colorado Revised Statutes 38-33.3-302, the authority to create, adopt, enforce, amend and repeal policies, procedures, rules and regulations (hereinafter collectively referred to as a “Rule”) lies with the Board of Directors of the Association. The Board may adopt certain Rules as may be necessary to facilitate the efficient operation of the Association, including clarification of ambiguous provisions in other documents. The Board has the right, but not the obligation, prior to adopting any new Rule, to conduct an informational meeting of the owners and solicit their input regarding any new or existing Rule.
2. When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended or repealed, as appropriate, it shall do so at a meeting of the Board or by written consent in lieu of a meeting, or by any other method as authorized by the Association’s governing document or pursuant
3. The Board shall then give notice of the adoption, amendment, or repeal of the Rule in writing by hand delivery, e-mail, or prepaid by United States Mail to the last known address of each Member of the Association at the address for notices to Members as may be provided for in the Association’s Declaration or Bylaws, and shall publish the Rule by any reasonable means available, including but not limited to posting the Rule in the community or on its website, if any, by e-mail, mail, newsletter, or personal delivery. The Rule, along with all other Rules of the Association, shall be available for inspection and copying in accordance with the Association’s policy regarding inspection and copying of Association records.

4. Any owner's failure to receive the Rule shall not be a defense to any attempt by the Association to enforce the Rule or to levy fines, expenses, or attorneys' fees as a result of a violation of the Rule.

Westbank Mesa Homeowners Association

By *Roger Brown*, President

This Policy Regarding the Adoption and Amendment of Policies and Rules was adopted by the Board of Directors on the 20th day of December, 2018, effective the 20th day of September 2018, and is attested to by the Secretary Westbank Mesa Homeowners Association.

Kristen Blizzard, Secretary