

**GUNNISON RIVER HOMEOWNERS ASSOCIATION  
POLICY AND PROCEDURE  
ADOPTION OF POLICIES, PROCEDURES,  
RULES, REGULATIONS, OR GUIDELINES  
C.R.S. §38-33.3-209.5(1)(b)(VII)**

**SUBJECT:** Adoption of Policies, Procedures, Rules, Regulations, and/or Guidelines

**PURPOSE:** To adopt policies and procedures regarding the adoption of Adoption of Policies, Procedures, Rules, Regulations, and/or Guidelines

**AUTHORITY:** The Declaration, Articles and Bylaws of the Association and Colorado Law ("Governing Documents")

**EFFECTIVE DATE:** On the date approved by the Board of Directors

**RESOLUTION:** The Association hereby adopts the following procedures and policies regarding the adoption of Policies, Procedures, Rules, Regulations, and/or Guidelines ("Policy" or "Policies"):

Scope. The Board of Directors may, from time to time, adopt certain Policies as may be necessary or appropriate to facilitate the effective and efficient operation of the Association, including, but not limited to, the clarification of ambiguous provisions in the Governing Documents and other documents, to provide for effective communication and procedures regarding the operation of the Association, or as may be required by the Act.

Procedures to Adopt Policies. In order to encourage Owners participation in the development of such Policies and to insure that such Policies are necessary and properly organized, the Board of Directors will follow the following procedures when adopting any Policy.

Drafting Procedure. The Board of Directors will consider the following in drafting any Policy:

Whether the Governing Documents or Colorado law grants or requires the Board of Directors the authority to adopt such a Policy;

The need for such Policy based upon the scope and importance of the issue and whether the Governing Documents adequately address the issue; and

The immediate and long-term impact and implications of the Policy.

Notice and Comment. A copy of the proposed Policy will be provided to all Owners electronically or posted in the Association's office/manager's office and Owners will be allowed 10 days to provide comment and/or feedback on the proposed Policy. The Board of Directors is not required, however, to include any comments that it

receives, but will consider such comments, nor is the adoption or content of any such Policy required to be approved by any of the Owners.

Emergency. The Board of Directors may forego the notice and opportunity to comment in the event the Board of Directors determines in its sole discretion that providing notice and opportunity to comment is not practical given the emergency nature of such Policy; or if the policy is necessary for the Board of Directors to carry out its functions prior to the expiration of the notice and comment period.

Adoption Procedure. After the period of Owners comment expires, the Board of Directors may adopt any Policy. Upon adoption of a Policy, the Policy or notice of such Policy (including the effective date) must be provided to all Owners by any reasonable method as determined by the sole discretion of the Board of Directors that complies with the requirements of Colorado law.

Policy Book. The Board of Directors, or the manager of the Association, will keep copies of any and all adopted Policies as records, which will be kept at the Association's principal place of business or with the manager of the Association, as applicable.

Inconsistencies. If and to the extent that any provision of these Policies are inconsistent with the Declaration or the Act, the applicable provisions of the Declaration or the Act prevail, unless other required by applicable law.

Definitions. Any initially capitalized terms herein that are not otherwise defined, have the meanings given to them in the Declaration.

Supplement to Law. The provisions of this Policy are in addition to and in supplement of the terms and provisions of the Governing Documents and the laws of the State of Colorado.

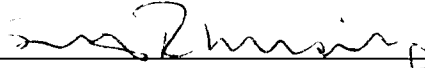
Deviations. The Board of Directors may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

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

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**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of the Gunnison River Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of the Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 9/30/2022 and in witness thereof, the undersigned has subscribed his/her name.

GUNNISON RIVER HOMEOWNERS  
ASSOCIATION, a Colorado nonprofit  
corporation

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