

Resolution of The Townhomes at Red Hawk Homeowner's Association Regarding Policies/Procedures

Subject: Policy for Adoption of Policies

Purpose: To adopt a procedure and policy to outline adoption of policies

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

Effective Date: January 1, 2006

Resolution: The Association hereby adopts the following procedures to be followed when policies are adopted

1. Scope: To define procedures to be followed when policies are adopted.

2. Specifics:

The Board of Directors will adopt policies, resolutions, procedures, or guidelines to further clarify the governing documents of the Association.

The Board of Directors will adopt rules and regulations to better the community. In many circumstances, these rules and regulations will be formulated based on the needs expressed by unit owners.

Policies, resolutions, procedures, guidelines, and rules and regulations will be discussed at Board of Director Meetings which are open to the unit owners to attend. Dates for these Board of Director Meetings will be posted online at the community's website of <http://TheTownhomesAtRedHawkHOA.com> and whenever possible, in newsletters prior to the meeting date.

Discussion by unit owners in regards to policy, resolution, procedure, guideline, or rules and regulations adoption will be held in accordance with the Conduct of Meeting Policy.

Once a new policy, resolution, procedure, guideline, or rules and regulation is adopted it will be posted online at the community's website of <http://TheTownhomesAtRedHawkHOA.com>. The newsletter mailed quarterly will list the names of any new policies or rules and regulations adopted and how to obtain a copy if access to the internet is not possible.

The management company will maintain a book containing the policies, procedures, rules and regulations, and resolutions at its physical office address and is subject to review as listed in the records retention and inspection policy.

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 procedure 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 and in witness thereof, the undersigned has subscribed his/her name.

Townhomes at Red Hawk Homeowners Association

By:  _____
Its: President