

BOWLING GREEN HOME OWNERS, INC.
Policy Regarding Alternative Dispute Resolution

RECITALS:

- A. Colorado Revised Statute 38-33.3-209.5(1)(b)(viii) provides that the Association shall adopt a policy for addressing disputes arising between the Association and owners.
- B. The following policy regarding alternative dispute resolution was adopted by the Board of Directors of the Bowling Green Home Owners, Inc. ("Association") pursuant to C.R.S. 38-33.3-124, at a regular meeting of the Board of Directors.

Effective Date: SEPTEMBER 12, 2013.

NOW, THEREFORE, it is resolved that the Association does adopt the following policy regarding the resolution of certain disputes:

1. The Board, pursuant to C.R.S. 38-33.3-124 desires to encourage the use of certain types of alternative dispute resolution ("ADR") to resolve certain claims between Owners and the Association.
2. The Board has determined that mediation can be an effective method of resolving certain disputes if both parties to the dispute genuinely desire to mediate the dispute. Consequently, the term "ADR" as used in this policy shall apply only to mediation. Furthermore, compliance with this policy is purely voluntary but encouraged nonetheless.
3. This ADR policy shall be inapplicable to disputes involving the collection of delinquent assessments or other similar charges that may be assessed to Owners' accounts.
4. If an Owner or the Association desires that a matter between the two be submitted to mediation, the moving party shall submit a written request for mediation. The other party shall respond in writing within (30) days of receipt of the request for mediation. The parties shall work cooperatively to select a mutually-acceptable mediator and shall endeavor to mediate the dispute in a good faith manner.
5. Any agreement reached through mediation shall be documented in a signed writing. Unless the parties agree to the contrary, the cost of the mediation shall be divided equally between the Owner and the Association. If the dispute is resolved through mediation, the parties' respective attorneys' fees shall be paid as set forth in the writing.
6. If there is a claimed breach of any written agreement resulting from mediation, either party shall be entitled to proceed to enforce the terms of the agreement forthwith.
7. Compliance with this ADR policy shall not be a pre-requisite to seeking redress through litigation; either party can request mediation in accordance with this policy before or after

a suit is filed.

The undersigned hereby certifies that the foregoing resolution was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 12 day of SEPTEMBER, 2013.

BOWLING GREEN HOME OWNERS, INC.



By: Mort Lesser, its: PRESIDENT