

Adoption and Amendment of Policies, Procedures and Rules and Regulations Policy Park Washington Condominiums Association

The Park Washington Condominiums Association (the "Association") pursuant to the requirement of the Colorado Common Interest Ownership Act section C.R.S. 38-33.3-209.5 (I) (b) (IV) adopts the following Adoption and Amendment of Policies, Procedures and Rules and Regulations Policy effective 16 day of March, 2011:

Pursuant to the Declaration of the Association, the Association shall have the right to adopt such reasonable Rules and Regulations it deems necessary or desirable to effectuate the intent and to enforce the duties and obligations set forth in the Declaration and the Articles of Incorporation and Bylaws of the Association.

The Association may adopt Policies and Procedures as may be deemed necessary or desirable with respect to the interpretations and implementation of the Declaration, Bylaws and Articles of Incorporation of the Association, the operation of the Association, the use and enjoyment of any common or limited common areas/elements, and the use of any other property within the Condominium community, including Homes.

Pursuant to the Bylaws of the Association, the Board of Managers may adopt or amend rules and regulations governing the common elements at any time by a majority vote of the Managers presented at any meeting of the Managers.

The Board of Managers may adopt or amend Policies and Procedures of the Association at any time by a majority vote of the Managers presented at any meeting of the Managers.

Adoption and Amendment of a Policy, Procedure or Rule and Regulation shall only occur at a Board of Directors Meeting that is open to all Members.

All adoptions and amendments to a Policy, Procedure or Rule and Regulation shall reflect the date the Policy, Procedure or Rule and Regulation will be effective.

All amendments to a Policy, Procedure or Rule and Regulation shall reflect the revision date.

All Policies, Procedures and Rules and Regulations shall:

- Not discriminate and shall treat similarly situated homes the same;
- Not prohibit a homeowner from displaying political, religious or holiday symbols and decorations, however, the Association can adopt guidelines on time, place and manner;
- Not interfere with the activities within the home, except that the Association may prohibit activities that are hazardous, omit strong odors outside the home or are not associated with a residential property;
- Not interfere with exercise of any easement;
- Not prohibit transfer of any Home; and

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- Not violate any Federal, State or local law and/or differ from the Declarations and Bylaws of the Association. The Board of Directors will take reasonable steps to avoid adopting a Policy, Procedure or Rule and Regulation that are contrary to Federal, State or local law or the Association's Documents.

Notice of the adoption or amendment of a Policy, Procedure or Rule and Regulation shall be given by any reasonable means available, including but not limited to, website posting, e-mail, mail, or posted in the neighborhood, and copies of the currently effective Policy, Procedure or Rule and Regulation shall be made available to each Member upon request and payment of the reasonable expense of copying the same.

Each Member shall comply with such Rules and Regulations and be subject to any adopted Policies and Procedures. The owner's failure to receive the Policy, Procedure or Rule and Regulation shall not be a defense to the Association's ability to enforce the Policy, Procedure or Rule and Regulation.

Such Policy, Procedure or Rule and Regulation shall have the same force and effect as if they were set forth in and were part of the Declaration of the Association.

In the event of conflict between the Policy, Procedures or Rules and Regulations, the Rules and Regulations shall prevail. In the event of conflict between the provisions of the Declaration, Articles of Incorporation or the Bylaws of the Association and the Adoption and Amendment of the Policies, Procedures and Rules and Regulations Policy, they shall prevail in that order.

The undersigned, the PRESIDENT of the Association, hereby signs to confirm that the above policy was adopted by the Board of Directors on 16 day of March, 2011.

Brenda L. Henry
Signature

BRENDA L. HENRY
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