

**QUAILRIDGE TOWNHOME CONDOMINIUMS ASSOCIATION, INC.
POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES**

The following procedures have been adopted by the Quailridge Townhome Condominiums Association, Inc. "Association" pursuant to the provisions of C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

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 the adoption 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, ruled and regulations (hereinafter collectively referred to as a "Rule") lies with the Board of Directors of the Association.
2. When the Board, in the exercise of discretion, determines that a Rule should be adopted, amended or repealed, as appropriate, it shall do so either at a meeting of the Board or by taking written action in lieu of a meeting, or by any other method authorized by the Association's governing documents or pursuant to Colorado law.
3. The Board shall then give notice of the adoption, amendment, or repeal of the Rule in writing by first class mail, postage prepaid, to each Member of the Association at the address for notices to Members as 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. The Board has the right, but not the obligation, prior to adopting any new Rule to conduct an informational meeting of the Members and solicit their input regarding any new or existing Rule.
4. Any Member'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 the violation of the Rule.

The undersigned, as President of the Quailridge Townhome Condominiums Association, Inc., hereby certifies that the foregoing policy was adopted by resolution of the Board of Directors at a meeting of the Board held 5-10, 2011.

QUAILRIDGE TOWNHOME CONDOMINIUMS ASSOCIATION, INC.

By: _____

President