

THE SOUTH PEARL COMMONS CONDOMINIUMS OWNERS ASSOCIATION INC

**POLICY AND PROCEDURE
REGARDING ALTERNATIVE DISPUTE RESOLUTION**

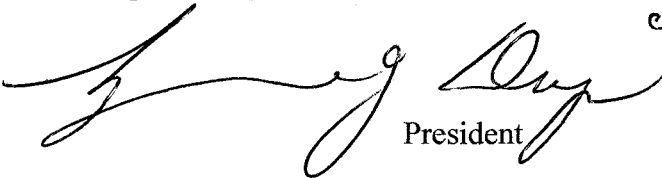
Adopted FEBRUARY 17, ~~2007~~ 2011

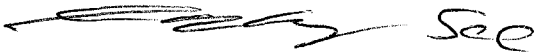
The following policy and procedure has been adopted by The South Pearl Commons Owners Corporation ("Association") pursuant to Colorado statutes, at a meeting of the Board of Directors ("Board").

1. Alternative Dispute Resolution.
- 1. In the event of any dispute involving the Association and the Owner, the Owner is invited and encouraged to meet with the Board of Directors to resolve the dispute informally and without the need for litigation. If the Owner requests to meet with the Board, the Board shall make reasonable effort to comply with the Owner's request.
 - 2. Nothing in this Policy shall construed to require any specific form of alternative dispute resolution, such and mediation or arbitration, or require the parties to meet. Neither the Association or the Owner waives any right to pursue whatever legal or other remedial actions available to either party.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of The South Pearl Commons Condominiums Owners Association, a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on FEBRUARY 17, 2011, and in witness thereof, the undersigned has subscribed his/her name.

THE SOUTH PEARL COMMONS CONDOMINIUMS OWNERS ASSOCIATION INC,
a Colorado non-profit corporation

By:  **President** *CO-PRESIDENT*

 *See*

Robin DeMugni - co-president.