

Homestead Farm II Homeowners Association, Inc.
ADOPTION AND AMENDMENT OF POLICIES POLICY

The following policy has been adopted by the Homestead Farm II Homeowners Association, Inc (“Association”) at a meeting of the Board of Directors.

Purpose: To establish appropriate governance and comply with Colorado law by adopting procedures for the adoption and amendment of policies, procedures, and any other rules.

Effective Date: On date Approved by the Board of Directors

Resolution: The Association hereby adopts the following procedures governing adoption and amendment of policies, procedures, and any other rules:

1. Pursuant to the Association’s governing documents and Colorado law, the authority to create, adopt, enforce, amend and repeal policies, procedures, and rules (hereinafter collectively referred to as a “Rule”) lies with the Board of Directors of the Association.
2. When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended, or repealed as appropriate, it shall do so either at a meeting of the Board or by written consent in lieu of a meeting, or by any other method authorized by the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 to all Homeowners by any reasonable method as determined in the sole discretion of the Board, including but not limited to one or more of the following:
 - a. Post on Association’s website
 - b. Include in the Association’s newsletter
 - c. Post in common areas of the community
 - d. First class mailing.
4. 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 Homeowners and solicit their input regarding any new or existing Rule.
5. Any Homeowner’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 a violation of the Rule.

6. These procedures may be amended by the Board, and the Board may deviate from them if in its sole discretion, such deviation is reasonable under the circumstances.

Homestead Farm II Homeowners Association, Inc. The undersigned certifies that that this policy was approved and adopted by the Board of Directors of the Association at a duly called and held meeting on this

_____ date.
By: *David Meyer*
President

Attest: *[Signature]*
Title