

**RESOLUTION  
OF THE  
Fox Creek Farm ASSOCIATION  
REGARDING ALTERNATIVE DISPUTE RESOLUTION (ADR)**

**SUBJECT:** Adoption of a procedure regarding alternative dispute resolution.

**PURPOSE:** To adopt a standard procedure to be followed for alternative dispute resolution.

**AUTHORITY:** The Declaration, Articles and Bylaws of the Association and Colorado law.

**EFFECTIVE DATE:** May 21, 2010

**RESOLUTION:** The Association hereby adopts the following Policy:

In the event of any dispute involving the Association and an 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 a reasonable effort to comply with the Owner's request.

Nothing in this Policy shall be construed to require any specific form of alternative dispute resolution, such as mediation or arbitration, or require the parties to meet. Neither the Association nor 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 Fox Creek Farm HOA Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on May 21, 2010 and in witness thereof, the undersigned has subscribed his/her name.

Fox Creek Farm Association  
a Colorado non-profit corporation,

By: Jay Stype, President

**Fox Creek Farm Master Association, Inc.  
Board Policy and Procedures Statement**

**Decisions Upon Architectural and Landscaping Changes**

This statement of board policy is established pursuant to §38-33.3-302(3)(b), Colorado Revised Statutes.

1. **Control of Decisions.** Pursuant to Colorado law (referenced above) standards and procedures for association decisions concerning approval or denial of a member's application for architectural or landscaping modifications, changes or remodeling are contained in the declaration of covenants, conditions and restrictions for the association, and in the rules and regulations of the association.
2. **Decision Standard.** Decisions concerning approval or denial of a member's application for architectural or landscaping modifications, changes or remodeling, shall in all cases not be made by the association, the executive board, or any committee thereof, either arbitrarily or capriciously.

Adopted by the Board of Directors on \_\_\_\_\_

10/11/06

  
Secretary