

EAST QUINCY HIGHLANDS II HOMEOWNERS ASSOCIATION, INC.  
RESPONSIBLE GOVERNANCE POLICY  
In Compliance with C.R.S. 38-33.3-124  
GOVERNANCE POLICY REGARDING ALTERNATIVE DISPUTE RESOLUTION

Colorado law now requires that the Association prepare a policy which outlines procedures that may be used for addressing disputes arising between the Association and Homeowners.

The Association encourages the use of alternative methods for settling disputes in situations that do not involve an imminent threat of harm or irreparable injury, loss or damage (any condition(s) where a danger exists which could reasonably be expected to cause death or serious physical harm immediately or before the imminence of such danger can be eliminated). Alternative methods adopted by the Association and Owners include, but are not limited to, the following:

- A. **Negotiation.** A request for dispute resolution may be initiated by either the Association or Owner, must be in writing, and must provide the nature and details of the dispute. Within fifteen (15) days of the other party's receipt of the request for alternative dispute resolution, a meeting will be scheduled to attempt to negotiate a resolution. Through negotiation, the parties will communicate directly with each other in an effort to reach an agreement that serves the interests of both parties.
- B. **Other Alternatives.** If the negotiation process does not resolve the dispute, the parties may refer the matter to other Alternative Dispute Resolution options as they may mutually agree upon or may escalate the matter to more formal proceedings, including but not limited to a lawsuit. However, following the steps herein is not a pre-condition to the filing of a lawsuit or the taking of any other action.

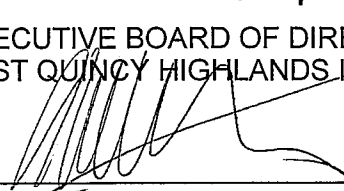
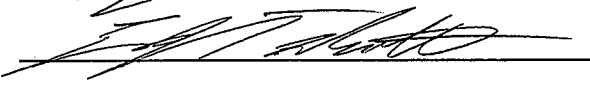
**RESOLUTION OF THE EXECUTIVE BOARD OF DIRECTORS OF  
THE EAST QUINCY HIGHLANDS II HOMEOWNERS ASSOCIATION, INC.**

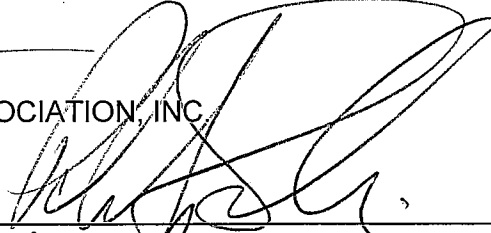
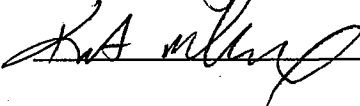
Pursuant to the requirement of C.R.S. 38-33.3-124, the Alternative Dispute Resolution, which outlines procedures that will be used for addressing disputes arising between the Association and Homeowners, has been adopted by the Executive Board of Directors for East Quincy Highlands II Homeowners Association, Inc., (the "Association"). This policy is subject to change after Board approval.

BE IT RESOLVED, that East Quincy Highlands II Homeowners Association, Inc. Board of Directors approves the "Alternative Dispute Resolution Policy", effective January 1, 2007.

DATE APPROVED: 1/10/2007

EXECUTIVE BOARD OF DIRECTORS  
EAST QUINCY HIGHLANDS II HOMEOWNERS ASSOCIATION, INC.

  
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