

**Resolution
of
Retreat at Rockrimmon Homeowners Association, Inc.**

Alternative Dispute Resolution Policy

The undersigned being all of the Directors of Retreat at Rockrimmon Homeowners Association, Inc. a Colorado non-profit corporation (the "Association") hereby consent to, vote in favor or, and adopt the following resolution:

WHEREAS, the Board of directors is empowered to govern the affairs of the Association pursuant to Section 12.2 of the CCR's;

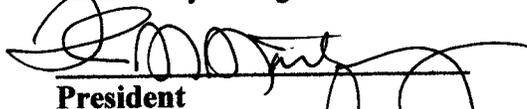
WHEREAS, Senate Bill 05-89, approved May 3, 2006, amending the Colorado Common Interest Ownership Act §§3S-33.3-101 et. seq, requires the Association to establish a procedure for Alternative Dispute Resolution; and

WHEREAS, the Board of Directors, in an effort to comply with this statute, desires to establish a policy that shall govern the manner in which the Association's Alternative Disputes is handled; therefore a need to officially adopt and accept the Alternative Dispute Resolution Policy;

IT IS THEREFORE RESOLVED that the policy attached hereto as Exhibit A (hereafter referred to as "The Alternative Dispute Resolution Policy") shall be adopted to replace the previous policy and hereby established as the policy of this Association;

IT IS FURTHER RESOLVED that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and

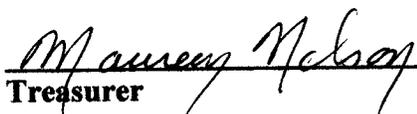
IT IS FURTHER RESOLVED that this policy shall take effect September 1, 2010. EXECUTED this 30th day of August 2010.



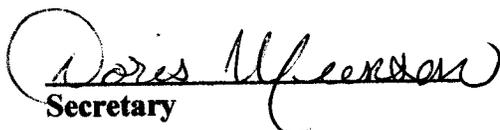
President



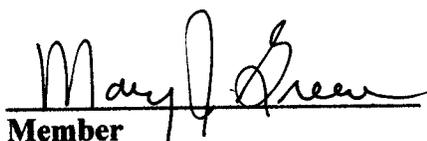
Vice President



Treasurer



Secretary



Member

EXHIBIT A

Procedure for Addressing Disputes

Section 1. Mediation by Board. The members of this Association prefer to resolve all disputes concerning these covenants in a peaceful manner whenever possible. Therefore, whenever there is a dispute between members of the Association, if both Members agree, the Board may act as mediator, and attempt to resolve said dispute. This option will not be used in cases where the Board itself is involved in said dispute.

Section 2. Alternative Dispute Resolution with Board.

In the event of any dispute involving the Association and a Member, the Member is invited and encouraged to meet with the Board of Directors to resolve the dispute informally and without the need for litigation. If the Member requests to meet with the Board, the Board shall make a reasonable effort to comply with the Member's request.

At the Board's discretion, the Association may, but shall not be required to, submit any dispute between the Association and Member(s) to mediation, arbitration, or other alternative dispute resolution device; provided, however, that the Association reserves all rights to seek equitable and legal relief through any court having jurisdiction over the dispute. Nothing in this Bylaw 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 Member waives any right to pursue whatever legal or other remedial actions available to either party.

Section 3. Meeting in lieu of hearing. The primary purpose of hearings before the Board is to resolve covenant enforcement matters as early as possible, without the expense of litigation. As a result, any Member or alleged violator who appears at a hearing is encouraged to discuss resolution in lieu of or in addition to the hearing. If the Board believes that the Member/violator is acting in good faith and that there is a realistic chance of resolution, the Board may reschedule the hearing and attempt to use the remainder of the time that was originally scheduled for hearing for the alternative dispute resolution described in Section.2 above. However, if at any time the Board, in its sole judgment, believes that delay will harm the interests of the Association, it may proceed with the hearing.