

**POLICY
OF PIONEER HILLS OWNERS 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: 4/18/2023

RESOLUTION: The Association hereby adopts the following Policy and Procedures:

1. Informal Resolution. 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.
2. Formal Resolution. 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, with the exception of "Construction Disputes" addressed in Paragraph 3 of this Policy. Neither the Association nor the Owner waives any right to pursue whatever legal or other remedial actions available to either party.
3. Construction Disputes. Any claim, controversy, or dispute over or related to the design construction or physical condition of the Common Elements, or Improvements related thereto, (including without limitation a Dwelling or Townhome) and made against the Declarant or the Association, shall be deemed a "Construction Dispute" and shall be resolved by binding arbitration in accordance with the Uniform Arbitration Act of 1975, C.R.S. 513-22-201, et seq., as amended (or if such Act is repealed, then such other uniform state arbitration law enacted in its place). The aggrieved Person shall follow the arbitration procedures set forth in Article XV, Sections 15.1(b),(c), and (d) of the Declaration.

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PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Pioneer Hills Owners Association , a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on 4/17/2023 and in witness thereof, the undersigned has subscribed his/her name.

Pioneer Hills Owners Association, a Colorado nonprofit corporation

By: *Asif Akhbar*
Its: President

