

PIONEER HILLS OWNERS ASSOCIATION, INC.
AMENDMENT TO THE RESOLUTION REGARDING
AMENDMENT OF POLICIES AND RULES

The following Amendment of the Policy on Amendment on Policies and Rules supersedes all previously adopted Resolutions and Amended Resolutions Regarding Amendment of Policies and Rules pursuant to C.R.S. § 38-33.3-209.5 .

Purpose: To adopt a policy setting forth procedures for the adoption and amendment of policies, procedures and rules.

WHEREAS, the Colorado Common Interest Ownership Act, in C.R.S. 38-22.3-209.5, encourages common interest communities to adopt protocols governing amending policies and rules;

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing Amendment of Policies and Rules:

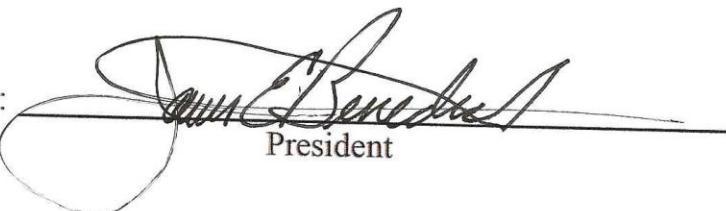
1. Pursuant to the Association's governing documents and Colorado Revised Statutes 38-33.3-302, the authority to create, adopt, enforce, amend and repeal policies, procedures, rules and regulations (hereinafter collectively referred to as a "Rule") lies with the Board of Directors of the Association. For example, the Board may elect to adopt certain Rules to facilitate the efficient operation of the Association, including clarification ambiguous provisions in other documents. The board has the right, but not the obligation, prior to adopting any new Rule, to conduct an informational meeting of the owners and solicit their input regarding any new or existing Rule.
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 When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended or repealed, as appropriate, it shall do so at a meeting of the Board. At the meeting at which the Board intends to adopt the proposed Rule, at an appropriate time determined by the Board, but before the Board votes on the adoption of the Rules, members or their agents may be permitted to speak regarding the Rule. If more than one person desires to address the Rule and there are opposing views, the Board may provide for a reasonable number of persons to speak in favor of and against the Rule.
3. The Board shall then give notice of the adoption, amendment, or repeal of the Rule in writing by first class mail, postage prepaid or hand delivered, to each Member of the Association at the address for notices to Members as may be provided for in the Association's Declaration or Bylaws; and shall publish the Rule by an reasonable means available, including but not limited to posting the Rule in the community or on

its website, if any, by e-mail, mail, newsletter, or personal delivery. 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.

4. Any owner'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.

PIONEER HILLS OWNERS ASSOCIATION, INC.

By:



Sam E. Benedict

President

This Resolution regarding Amendment of Policies and Rules is adopted by the Board of Directors on the 13th day of February 2019, effective on the 13th day of February, 2019 and is attested to by the Secretary of PIONEER HILLS OWNERS ASSOCIATION, INC.

By:



Jennifer M. Dyer

Secretary