

**RESOLUTION OF THE HAMLET AT CASTLE PINES NORTH HOME
OWNERS ASSOCIATION, INC.
REGARDING ALTERNATIVE DISPUTE RESOLUTION**

- 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 of Covenants, Conditions and Restrictions, Articles and Bylaws of the Hamlet at Castle Pines North Home Owners Association, Inc. (the "Association") and Colorado law.
- EFFECTIVE DATE:** September 28, 2017
- 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 issue 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.

In the event the Owner and the Association cannot resolve the issue through informal meetings, the parties have the option to initiate binding arbitration of such dispute as provided by Article 7.7 ("Arbitration of Disputes") of the By-Laws of the Association, as follows:

All disputes between Owners or disputes raised by Owners against the Association, its Board of Directors or its agents, arising under any provision of the Declaration, Covenants, articles of incorporation, bylaws, or rules and regulations, shall be resolved with arbitration under the Colorado Uniform Arbitration Act. Each side in the dispute shall select an arbitrator and these two shall select a third, neutral arbitrator. At least one of the three arbitrators must be an Owner and member in the Association. The resolution of disputes by the arbitrators shall be guided and controlled by the covenants applicable to the R-13 subdivision, the articles of incorporation, these bylaws, and the rules and regulations of the Association. Except as provided by law, the decision of the arbitrators shall be final and binding. Expressly excepted from this requirement of arbitration are all powers of enforcement of the Association including but not limited to, liens, injunctions, and assessment collection.

or Article VIII, Section 5 of the Declaration of Covenants, Conditions and Restrictions, as follows:

Arbitration. In the event of a dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all arbitrators. The decision and judgment of the arbitrators shall be enforceable according to the Colorado rules of civil procedure pertaining to arbitration.

The costs of such arbitration shall be borne equally by the Owner and the Association.

PRESIDENT'S

CERTIFICATION:

The undersigned, being the President of the Hamlet at Castle Pines North Home Owners Association, Inc., 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 September 28, 2017 and in witness thereof, the undersigned has subscribed his name.

THE HAMLET AT CASTLE PINES NORTH
HOMEOWNERS ASSOCIATION, INC., A
COLORADO NONPROFIT CORPORATION

By: _____



Kent S. Davis, President