

**RESOLUTION  
OF  
LOST CREEK FARM HOMEOWNERS ASSOCIATION, INC.  
REGARDING DISPUTE RESOLUTION**

The following procedures have been adopted by LOST CREEK FARM HOMEOWNERS ASSOCIATION, INC. ("Association") pursuant to C.R.S. 38-33.3-209.5 by the Board of Directors.

Purpose: To provide an efficient means of resolving disputes or claims involving the Association and/or the Association's governing documents and to reduce the costs and fees associated with dispute resolution.

**WHEREAS**, the Colorado Common Interest Ownership Act, in C.R.S. 38-22.3-124, encourages common interest communities to adopt protocols that make use of mediation in resolving disputes between the Association and one or more-unit owners.

**NOW, THEREFORE, IT IS RESOLVED** that the Association does hereby adopt the following policy governing the resolution of disputes:

1. Negotiation. 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 attempt to resolve the dispute informally. If the Owner requests to meet with the Board, the Board shall meet with the Owner and make a reasonable effort to negotiation resolution of such dispute.

2. Dispute Resolution Procedures. The Association supports the use of "Dispute Resolution" to resolve disputes. "Dispute Resolution" is procedures for settling a dispute by means other than litigation, such as mediation or arbitration. If a dispute is not resolved as provided in Section 1, above, then the Association shall comply with all the terms and provisions of Article 10 of the Declaration (Dispute Resolution).

LOST CREEK FARM HOMEOWNERS ASSOCIATION,  
INC.

By:  \_\_\_\_\_

President

This Covenant Enforcement Policy was adopted by the Board of Directors on the 27 day of April, 2018, effective the 27 day of April, 2018, and is attested to by the Secretary of LOST CREEK FARM HOMEOWNERS ASSOCIATION, Inc.

By:  \_\_\_\_\_  
Secretary