

**AMENDMENT TO THE RESOLUTION
OF THE
VENTANA OF PUEBLO HOMEOWNERS ASSOCIATION
REGARDING THE ADOPTION AND AMENDMENT OF POLICIES AND
RULES**

The following procedures have been adopted by VENTANA OF PUEBLO HOMEOWNERS ASSOCIATION, Inc., (“Association”) pursuant to the provisions of C.R.S. 38-33.3-209.5 by the Board of Directors.

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

NOW THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing adoption and amendment of policies, procedures, 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 When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended or repealed, as appropriate, it shall do so at a meeting of the Board.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.

VENTANA OF PUEBLO HOMEOWNERS
ASSOCIATION, Inc.

By: 
President

This Amendment to the Adoption and Amendment of Policies and Rules was adopted by the Board of Directors on the 30th day of April, 2014, effective the 30th day of April, 2014, and is attested to by the Secretary of VENTANA OF PUEBLO HOMEOWNERS ASSOCIATION, Inc.


Secretary