

RESOLUTION OF
GRANDVIEW VILLAS CONDOMINIUMS ASSOCIATION, INC.
REGARDING POLICY AND PROCEDURE FOR
RESOLUTION OF DISPUTES BETWEEN THE ASSOCIATION AND AN OWNER

Effective Date: February 2, 2019

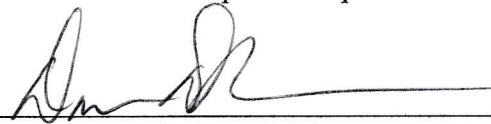
Grandview Villas Condominiums Association, Inc. hereby adopts the following policy and procedure for resolution of disputes between the Association and an Owner.

1. Except for disputes arising from the payment and collection of assessments or covenant enforcement actions, any dispute involving the Association and one or more Owners may be submitted to the Board of Directors for consideration and, if appropriate, determination by the Board. If not resolved through this informal process, the parties may, by mutual agreement, submit the dispute to mediation. If the parties fail to agree to such mediation or it is unsuccessful, the aggrieved party may pursue any available legal remedy. The Board is not required to engage in mediation or other dispute resolution processes prior to taking action to enforce assessments, instituting procedures to impose fines or suspend membership rights for violations, or taking other actions to enforce the provisions of the Governing Documents.
2. Deviations. The Board may deviate from the procedures set forth in this Resolution if, in its sole discretion, such deviation is reasonable under the circumstances.
3. Amendment. This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of Grandview Villas Condominiums Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on February 2, 2019, and in witness thereof, the undersigned has subscribed her name.

GRANDVIEW VILLAS CONDOMINIUMS
ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: 
Dawn Dobson, President