

**Resolution  
of  
575 Valley Street Warehouse Condominium Association, Inc.**

**Alternative Dispute Resolution Policy**

The undersigned being all of the Directors of 575 Valley Street Warehouse Condominium Association, Inc. a Colorado non-profit corporation (the "Association") hereby consent to, vote in favor of, and adopt the following resolution:

**WHEREAS**, the Board of directors is empowered to govern the affairs of the Association pursuant to Article IV, Section 4.02 of the of the Bylaws;

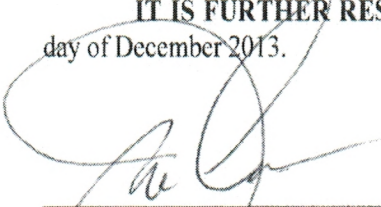
**WHEREAS**, Senate Bill 05-89, approved May 3, 2006, amending the Colorado Common Interest Ownership Act §§3S-33.3-101 et. seq, requires the Association to establish a procedure for Alternative Dispute Resolution; and

**WHEREAS**, the Board of Directors, in an effort to comply with this statute, desires to establish a policy that shall govern the manner in which the Association's Alternative Disputes is handled; therefore a need to officially adopt and accept the Alternative Dispute Resolution Policy;

**IT IS THEREFORE RESOLVED** that the policy attached hereto as EXHIBIT A (hereafter referred to as "The Alternative Dispute Resolution Policy") shall be adopted to replace the previous policy and hereby established as the policy of this Association;

**IT IS FURTHER RESOLVED** that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and

**IT IS FURTHER RESOLVED** that this policy shall take effect January 1, 2014. EXECUTED this 1st day of December 2013.

  
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**President/ Treasurer**

  
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**Vice President**

  
\_\_\_\_\_  
**Secretary**

## EXHIBIT A

### ALTERNATIVE DISPUTE RESOLUTION POLICY

#### I. Procedure for Addressing Disputes

##### 1. *Alternative Dispute Resolution in disputes with Board.*

At the Board's discretion, the Association may, but shall not be required to, submit any dispute between the Association and Member(s) to mediation, arbitration, or other alternative dispute resolution device; provided, however, that the Association reserves all rights to seek equitable and legal relief through any court having jurisdiction over the dispute. Nothing in this policy shall be construed to require any specific form of alternative dispute resolution, such as mediation or arbitration, or require the parties to meet. Neither the Association nor the Member waives any right to pursue whatever legal or other remedial actions available to either party.

##### 2. *Meeting in lieu of hearing.*

In the event of any dispute involving the Association and a Member, the Member is invited and encouraged to meet with the Board of Directors to resolve the dispute informally and without the need for litigation. If the Member requests to meet with the Board, the Board shall make a reasonable effort to comply with the Member's request.

The primary purpose of hearings before the Board is to resolve covenant enforcement matters as early as possible, without the expense of litigation. As a result, any Member or alleged violator who appears at a hearing is encouraged to discuss resolution in lieu of or in addition to the hearing. If the Board believes that the Member/violator is acting in good faith and that there is a realistic chance of resolution, the Board may reschedule the hearing and attempt to use the remainder of the time that was originally scheduled for hearing for the alternative dispute resolution described in section 2 above. However, if at any time the Board, in its sole judgment, believes that delay will harm the interests of the Association, it may proceed with the hearing.