

**ALQUEZAR HOMEOWNER'S ASSOCIATION**  
**POLICY AND PROCEDURE FOR ADOPTION AND AMENDMENT OF**  
**POLICIES, PROCEDURES AND RULES**

**WHEREAS**, Alquezar Homeowner's Association hereinafter referred to as ("Association") has been granted pursuant to Article V of the Bylaws for the Association ("Bylaws"), to establish, make and enforce rules and regulations; and

**WHEREAS**, the Association Board has determined in order to effectively allow for the adoption and amendment of Association policies, procedures and rules, it is appropriate and proper for a policy and procedure to be adopted in regard to the same;

**WHEREAS**, to be in compliance with C.R.S. 38-33.3-209.5(1)(b)(VII), the Association is hereby adopting this policy and procedure for adoption and amendment of policies, procedures and rules;

**NOW, THEREFORE**, it is resolved that the following policy and procedures are hereby adopted by the Executive Board of the Association:

1. These policies and procedures are hereby adopted for the purpose of compliance with C.R.S. 38-33.3-209.5(1)(b)(VII), and to promote the recreation, health, safety, and welfare of the owners of the Association, for the improvement and maintenance of the Common Area, and to maintain a uniform and fair procedure for adoption of policies, procedures and rules of the Association.

2. These policies and procedures shall govern the adoption and amendment of policies, procedures and rules after the effective date of this policy.

3. As provided for under Article V of the Bylaws the Board is invested with the power to adopt policies, rules and regulations for the operation, use and occupancy of the Alquezar Project. Prior to adoption of a policy, procedure or rule by the Board a written document reflecting the same shall be prepared and disseminated to the Association Members along with a notice of a meeting of the Membership at which Owners can provide comment and input to the Board in regard to the proposed policy, procedure or rule. Notice for the meeting shall be provided in compliance with the Bylaws and any policy regarding meetings adopted by the Association. After the meeting of the Membership to discuss the proposed policy, procedure or rule the Board shall have full power and discretion to adopt the proposed policy, procedure or rule in the form disseminated to the Owners or to amend the same and adopt it in any format the Board deems appropriate.

4. Any rule or regulation may be repealed by the affirmative vote of not less than 67% of all owners held at a duly called annual or special meeting at which specifically the rule or regulation that is being asked to be repealed will be placed on the agenda for vote. It will require 67% of the votes of all owners, not just those present and constituting a quorum, at the duly held meeting to repeal a rule or regulation.

5. No policy, rule or regulation may be adopted at an executive session of the Board.

ADOPTED as of \_\_\_\_\_, 2007

Alquezar Homeowner's Association, Inc.  
Board of Directors

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