

**RESOLUTION
OF
Elk Falls Property Owners Association**

REGARDING ALTERNATIVE DISPUTE RESOLUTION (ADR)

SUBJECT: Adoption of a procedure regarding alternative dispute resolution.

PURPOSE: To adopt a standard procedure to be followed for alternative dispute resolution.

AUTHORITY: All recognized Covenants, Articles and Bylaws of the Elk Falls Property Owners Association and Colorado law.

EFFECTIVE DATE: _____, 2008

RESOLUTION: The Association hereby adopts the following Policy:

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 resolve the dispute informally and without the need for litigation. If the Owner requests to meet with the Board, the Board shall make a reasonable effort to comply with the Owner's request.

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 Owner waives any right to pursue whatever legal or other remedial actions available to either party.

PRESIDENT'S CERTIFICATION: The undersigned hereby certifies that the foregoing resolution was adopted on the ___ day of _____, 2008.

Elk Falls Property Owners Association.

By: _____
David Crespo, President

Attest

This Policy was adopted by the Board of Directors on the ___ day of _____, 2008, effective the ___ day of _____, 2008, and is attested to by the Secretary of Elk Falls Property Owners Association.

Suzy Nelson, Secretary