

**Carriage Homes at Stapleton Association  
Alternative Dispute Resolution Policy**

The following policy regarding alternative dispute resolution was adopted by the Board of Directors of the Carriage Homes at Stapleton Association ("Association") pursuant to C.R.S. § 38-33.3-209.5 and 124, at a regular meeting of the Board of Directors.

**Effective Date:** 05/18/16

NOW, THEREFORE, it is resolved that the Association does adopt the following policy regarding the resolution of certain disputes:

1. The Board desires to encourage the use of certain types of alternative dispute resolution ("ADR") to resolve certain claims between Owners and the Association, pursuant to C.R.S. § 38-33.3-124. In addition to Colorado law, Chapter 15, titled "Dispute Resolution and Limitation on Litigation," of the Neighborhood Charter for The Carriage Homes at Stapleton ("Charter") sets forth detailed mandatory procedures for addressing disputes arising between the Association, Owners, and other parties.
2. The Board has determined that mediation can be an effective method of resolving certain disputes if both parties to the dispute genuinely desire to mediate the dispute. Consequently, the term "ADR" as used in this policy shall apply only to mediation. Furthermore, compliance with this policy is purely voluntary but encouraged nonetheless.
3. To the extent that Chapter 15 of the Charter is applicable, this policy incorporates Chapter 15 of the Charter. This Policy supplements the requirements and procedures set forth in Chapter 15 of the Charter.
4. The parties may be, but do not need to be, represented by counsel at the mediation proceedings.
5. This Policy shall replace and supersede all previous policies, rules, and regulations regarding the subject matter of this Policy.
6. In the event that a court of competent jurisdiction finds any portion of this policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.

The undersigned hereby certifies that the foregoing resolution was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 18 day of May, 2016.

**Carriage Homes at Stapleton Association**

By: \_\_\_\_\_

PAUL GLASSMAN  
(Print Name)

Pres  
(Print Title)