

**COLUMBINE TOWNHOUSES ONE ASSOCIATION**  
**Policy Regarding alternative Dispute Resolution (ADR)**

The following procedure regarding Alternative Dispute Resolution between the Association and its members is adopted by the Board of Directors of Columbine Townhouse One Association, Inc. ("Association") pursuant to C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Effective Date: Jan 01, 2007

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, being the President of the Columbine Townhouses One Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on March 9, 2007 and in witness thereof, the undersigned has subscribed his/her name.

Columbine Townhouses one Association  
a Colorado non-profit Corporation,

By W. B. Quinn, President