

SPINNAKER RUN CONDOMINIUM ASSOCIATION, INC.  
RESOLUTION REGARDING THE ADOPTION OF RULES, POLICIES, AND  
PROCEDURES;

WHEREAS, The Board of Managers of the Spinnaker Run Condominium Association, Inc. is empowered to govern the affairs of the Association pursuant to Article IV Section 2 of the Bylaws;

WHEREAS, There is a need to adopt a specific procedure for adopting rules, policies, and procedures;

WHEREAS, It is the intent that this rule shall be applicable to all members of the association Board of Managers and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Managers;

NOW, THEREFORE, Be it resolved that the following procedures for adopting rules, policies, and procedures, are hereby adopted by the Board of Managers:

Scope of Rules and Guidelines:

The Board is charged with creating rules, policies, and procedures that outline expected behavior and govern the community with the intent of promoting harmony within the community.

Areas of Rules and Guidelines:

1. Rules for the use of common property and individual lots or units.
2. Rules regarding changes in the architecture, the construction, or the appearance of lots or units.
3. Rules concerning the behavior of residents, guests, and other visitors.

Procedure for Adopting a Rule, Policy, or Guideline:

1. Identify the need for a specific rule.
2. Identify the Source of Authority to create the rule. These sources may be State Statutes and Court Decisions, or Governing Documents.
3. Determine if the rule is valid and enforceable under the following criteria:
  - a. The rule must not violate a fundamental constitutional right;
  - b. The rule must be consistent with applicable federal, state, and local statutes, and association governing documents;
  - c. The rule must reasonably relate to the operation and purpose of the community;
  - d. The rule must be reasonable;
  - e. The rule must be fair, and not create a separate class or group of people;
  - f. The rule must be capable of uniform enforcement;
  - g. The rule must be necessary.
4. Consider the immediate and long-term impact of the rule.

5. The Board may choose to give notice and allow discussion of any proposed rule that may impact the association's members.
6. Adopt the rule as a resolution by a majority vote of the Board members at a regular board meeting.
7. Give written notice to all members of the association at their association address or alternate address as specified in writing by the owner by first class mail.

Amending & Repealing Policies:

1. In order to amend or repeal a policy, rule, or procedure, the Board must consider the same stipulations as when adopting a rule.
2. Such action must be taken by a majority of the Board of Managers at a regular board meeting.
3. Notice of amendment must be mailed to all members of the association at their association address or alternate address as specified in writing by the owner by first class mail.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Spinnaker Run Condominium Association, Inc., a Colorado non-profit corporation, certifies that the foregoing Resolution was adopted by the Board of Managers of the Association, at a duly called and held meeting of the Board of Managers on, Aug 18, 2005 and in witness thereof, the undersigned has subscribed his/her name.

**SPINNAKER RUN CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado non-profit corporation

By: Barbara A. Bureau  
President