

RESOLUTION 2008-8
REGARDING ALTERNATIVE DISPUTE RESOLUTION

SUBJECT: Adoption of a procedure regarding alternative dispute resolution.

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

AUTHORITY: The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: July 18, 2008

RESOLUTION: The Association hereby adopts a Policy as follows:

1. Dispute Resolution. In the event of any dispute involving the Association and an Owner, the Owner is invited and encouraged to meet with the Executive Board to resolve the dispute informally and without the need for litigation. If the Owner requests to meet with the Executive Board, the Executive 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 that are available to such party.

2. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
3. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Common Interest Community.
4. Deviations. The Executive Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
5. Amendment. This Policy may be amended from time to time by the Executive Board.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of TIMBER PLAZA CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Executive Board of the Association, as of July 18, 2008, and in witness thereof, the undersigned has subscribed his name.

TIMBER PLAZA CONDOMINIUM ASSOCIATION,
a Colorado nonprofit corporation

By: _____


Paul Brinkman, President