

RESOLUTION
OF THE
FIRST HYLAND GREENS ASSOCIATION
REGARDING PROCEDURES FOR ADOPTION OF POLICIES AND
RULES AND REGULATIONS

SUBJECT: Adoption and Amendment of the Association’s policies and rules and regulations (hereinafter “Policy” or “Policies”). Such Policies under this Resolution shall be limited to Board interpretations of the Covenants, the Bylaws, and all Policies adopted in compliance with Colorado law (CRS 38-33.3-209.5).

PURPOSE: To adopt a standard procedure for developing Policies affecting the operation of the Association and to give Owners an opportunity to provide input and comments on those Policies prior to adoption.

AUTHORITY: First Hyland Greens Association Covenants, Articles of Incorporation, Bylaws, and Colorado law.

EFFECTIVE
DATE: September 20, 2011

RESOLUTION: The Board of Directors of the First Hyland Greens Association (hereinafter “Board”) may adopt Policies necessary for operation of the Association, including the clarification of ambiguous provisions in other documents, or to comply with Colorado law. To encourage Owner participation in the development of Policies and to ensure that Policies are necessary and properly organized, the Board will use the following procedures:

1. Considerations. The Board shall consider the following in drafting Policies:

- (a) Whether the governing documents or Colorado law grants the Board the authority to adopt such a Policy;
- (b) The need for such Policy based upon the scope and importance of the issue and whether the governing documents adequately address the issue; and
- (c) The immediate and long-term impact and implications of the Policy.

2. Notice and Comment. A copy of the proposed Policy will be provided to all Owners or posted on the Association’s website and Owners

will have a minimum of twenty-one (21) days to provide comment and/or feedback on the proposed Policy.

3. Emergency. The Board may forego the notice and opportunity to comment in the event the Board determines that providing notice and opportunity to comment is not practical given the emergency nature of the Policy.

4. Adoption Procedure. After the period for Owner comment expires, the Board may adopt a Policy. Upon adoption of a Policy, the Policy or notice of the Policy (including the effective date) will be provided to all Owners by any reasonable method including but not limited to posting on the Association's website.

5. Policy Book. The Board will keep copies of all adopted Policies in a Policy Book (paper or electronic).

6. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

7. Amendment. This Procedure may be amended by the Board.

PRESIDENT'S
CERTIFICATION:

The President of the Board certifies that the foregoing Resolution was adopted by the Board at a meeting September 20, 2011 and in witness thereof, the undersigned has subscribed his/her name.

FIRST HYLAND GREENS ASSOCIATION,
a Colorado nonprofit corporation

The original policy is signed by the President and is held as part of the First Hyland Greens Association's records. For security reasons the signature is not shown on this electronic copy.

By: Gerry Mooney
President