

**RESOLUTION
OF THE
STEAM PLANT LOFTS CONDOMINIUM ASSOCIATION
REGARDING POLICY AND PROCEDURES FOR
ALTERNATIVE DESPUTE RESOLUTION**

SUBJECT: Adoption of a policy and procedure regarding how to address disputes arising between the Association and Owners.

PURPOSE: To provide notice of the Association's adoption of a uniform and systematic procedure to address disputes arising between the Association and Owners.

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

EFFECTIVE

DATE: April 23, 2013

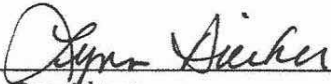
RESOLUTION: The Association hereby adopts the following policy:

1. Any dispute arising between an Owner and the Association should be submitted in writing by the Owner to the Board of Directors through the Associations managing agent for consideration at the next scheduled Board meeting at which the Owner shall attend.
2. If resolution of the dispute is not achieved through a dialogue between the Owner and the Board, the dispute shall be submitted to Denver Mediation, a service of the City and County of Denver, by telephone, 303.697.8515, or email at denver@findsolutions.org
3. If the Owner refuses to participate in mediation or if mediation is unsuccessful, neither the Association nor the Owner has waived any right to pursue any available legal actions.

**PRESIDENTS
CERTIFICATION:**

The undersigned, being the President of the Association certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on April 23, 2013 and in witness thereof, the undersigned has subscribed his/her name.

**STEAM PLANT LOFTS CONDOMINIUM
ASSOCIATION,**
a Colorado non-profit corporation

By: 
President