

**RESOLUTION
OF THE
VILLA MARGAUX TOWNHOMES
REGARDING DISPUTES ARISING BETWEEN THE ASSOCIATION AND UNIT
OWNERS**

SUBJECT: Adoption of a procedure regarding alternative dispute resolution.

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

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

EFFECTIVE DATE: September 30, 2014

RESOLUTION: 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 provide a reasonable period of time for the owner to speak at the next regularly scheduled board meeting. If that meeting does not resolve the dispute and both the Board and owner believe mediation will be productive, the parties may attend mediation with a mutually agreed upon mediator.

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 Association, 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 September 30, 2014 and in witness thereof, the undersigned has subscribed his/her name.

VILLA MARGAUX TOWNHOMES
a Colorado non-profit corporation,

By: D Walker
President