

SPRING VALLEY PROPERTY OWNERS & RECREATIONAL CORPORATION
Policy Number 310 - MEMBERSHIP POLICY and PROCEDURES
Effective August 01, 2014 (Revised January 01, 2021)

I. GENERAL

A. Subject: Adoption of a policy and procedures regarding Membership.

B. Purpose: To provide notice of the Corporation's adoption of a procedure to define Members and to collect Membership Dues.

C. Authority: The Declaration, Articles of Incorporation and Bylaws of the Corporation and Colorado law.

D. Effective Date: August 01, 2014 (Revised January 01, 2021)

II. DEFINITIONS

The following definitions shall apply to this Policy:

A. Board of Directors: Board or Board of Directors shall mean the body designated to act on behalf of the Corporation.

B. Corporate Properties: Corporate Properties shall mean those properties owned by the Corporation, also called common properties, including but not limited to, two lakes, two ponds, the pavilion and recreational areas.

C. Community Activities: Community Activities shall mean those activities sponsored by the Corporation, including but not limited to, fishing programs, fish stocking events and fishing permits.

D. Corporation: Corporation shall mean and refer to the Spring Valley Property Owners and Recreational Corporation (SVPORC).

E. Lot: Lot shall mean and refer to any of the Lots shown upon any recorded Plat of the Community, together with all appurtenances thereto and improvements now or hereafter located thereon.

F. Member: Member shall mean any Owner that is current in the payment of Membership Dues to the Corporation.

G. Membership Assessment: Membership Assessment shall mean the fee, or dues, required by the Corporation in order for an Owner to be a Member of the Corporation, and which is necessary to support the ongoing financial obligations of the Corporation.

H. Owner: Owner shall mean the owner of record title, whether one or more persons or entities to any Lot which is a part of the Community, including contract sellers, but excluding those having an interest as security for the performance of an obligation.

III. RESOLUTION

The Corporation hereby adopts the following policy:

A. Membership and Voting. Each Owner current in the payment of the annual Membership Assessment shall be a Member of the Corporation and shall be entitled to all the benefits of membership, which includes voting on measures brought before the general membership, as well as the access, use and enjoyment of the Corporation's recreational properties and facilities and participation in community activities. Membership Assessments are \$130.00 per year per Lot, on this date. Payment of the annual Membership Assessment is voluntary. The annual Membership Assessment may be increased or decreased from time to time by the Board in order to meet the current and future financial obligations of the Corporation.

B. Due Dates. Membership Dues shall be due and payable on the 1st day of March of each year. Membership Dues or other charges not paid in full to the Corporation within one day of the due date shall be considered past due and delinquent. Membership Dues or other charges not paid in full to the Corporation within 30 days of the due date shall incur late fees as provided below.

C. Late Charges on Unpaid Membership Dues. The Corporation shall impose a \$20.00 late charge for each property that the Owner fails to timely pay Membership Dues within 30 days of the due date.

D. Returned Check Charges. A returned check fee, not to exceed \$20.00, shall be assessed against an Owner in the event any check or other instrument attributable to or payable for the benefit of such Owner is not honored by the bank or is returned by the bank for any reason whatsoever, including but not limited to insufficient funds.

E. Suspension of Use of Corporate Property. During any period in which an Owner shall not have paid the annual Membership Assessment, the Owner shall not be a member of the Corporation and shall not be entitled to the benefits of membership, which includes voting on measures brought before the general membership, as well as the right to access and use of the Corporate Properties and to participate in Community Activities. The Owner, her/his guests and/or invitees shall be deemed suspended from membership in the Corporation and from access to the Corporate Properties, and from participation in Community Activities by the Board of Directors, without notice of hearing, until the unpaid Membership Assessment(s) have been paid, including any late fees (see paragraph IIIC, above) or payment of an appropriate reinstatement fee (see paragraph IIIF, below).

F. Reinstatement Charges. An Owner/Lot may reinstate Membership upon payment in full of the current year's Membership Dues and any late charges as well as all Reinstatement Charges for each year the membership was inactive. The Reinstatement Charge for each year membership was inactive will be \$150.00 per lot. A maximum charge of \$750.00 in Reinstatement Charges per lot plus the current year's dues will be required for reinstatement. The Reinstatement Charge and cap may be increased or decreased by the Board as necessary.

G. Transfer of Membership. Transfers of membership shall be made on the records of the Corporation only upon presentation of evidence, satisfactory to the Corporation, of the transfer of ownership of the Lot to which the Membership is appurtenant.

H. Certificate of Status of Assessment. Upon request, the Corporation shall furnish to an Owner, such Owner's designee and/or a title company a written statement setting forth the amount of unpaid Membership Dues owed on the Lot(s), plus the applicable late and reinstatement charges. In addition, the Corporation may include in their annual notice to Owners, an announcement that the current

annual Membership Assessment is due, an accounting of any unpaid Membership Assessments from previous years, including any applicable late fees, as well as instruction from this policy regarding how to be reinstated as a member of the Corporation.

I. Waiver. An owner who purchases a Lot with existing unpaid membership dues, may file a written request with the Board of Directors for a waiver of all or a part of unpaid membership dues, late charges, and reinstatement charges owed by a prior owner. It is the Board of Directors sole discretion whether or not to provide any requested waiver(s). Purchasers of lots with unpaid dues and charges should be aware that the Board of Directors' first duties are to the maintenance of the Corporation common properties and to the lot owners that have faithfully maintained their memberships.

J. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

K. 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 Project.

L. 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.

M. Amendments. This Policy may be amended from time to time by the Board of Directors.

IN WITNESS, the undersigned certifies that this Resolution was adopted by the Board of Directors of the Corporation on August 01, 2014.

SPRING VALLEY PROPERTY OWNERS AND RECREATIONAL CORPORATION
a Colorado nonprofit corporation,

By:

Zug G. Standing Bear
President