

RAVENSWOOD HOMEOWNERS ASSOCIATION, INC.
Alternative Dispute Resolution Policy

RECITALS:

A. Pursuant to Colorado Revised Statute ("C.R.S.") 38-33.3-209.5 (1)(b)(VIII) the Association is required to adopt a written policy setting forth its procedures for addressing disputes arising between the Association and Unit Owners.

B. C.R.S. 38-33.3-124(1)(a) provides that common interest communities are encouraged to adopt protocols that make use of mediation or arbitration as alternatives to, or precondition upon the filing of a complaint between a unit owner and association in situations that do not involve an imminent threat to the peace, health, or safety of the community.

THEREFORE, IT IS RESOLVED that the following procedures shall apply to disputes that arise between unit owners, residents and the Association.

Alternative Dispute Resolution Policy

1. This policy shall apply to all disputes between the Association, its Board of Directors, any Director, or any Agent of the Association (collectively "Association") and a Unit Owner or resident (collectively "Complainant") except as follows:

- a) Any action by the Association against a Unit Owner to collect assessments or other sums due to the Association, including foreclosure proceedings. Such actions shall proceed according to the Association's Collection Policy.
- b) Any action by the Association to enforce any provisions of the Association's Declarations, Bylaws, or Rules and Regulations. Such actions shall proceed according to the Association's Covenant and Rule Enforcement Policy.
- c) ADR shall not be required if time constraints prevent accomplishing ADR or if the health, peace or safety of the community is threatened.

2. Before filing any lawsuit against the Association, a Complainant must give written notice to the Board setting forth the subject of the dispute and a proposed resolution. Upon receipt of the written notification, the Board may schedule a hearing to discuss an amicable resolution of any dispute. The Board has the authority to deny a request for a hearing if an excessive number

of requests have been made by the same Complainant or if the matter has otherwise been previously addressed by the Board.

3. The Association may initiate dispute resolution under this policy by scheduling a hearing of the Board and sending written notice to a Complainant by regular, first class mail.

4. Any hearing of the Board shall be conducted pursuant to the Association's Meeting Policy concerning Board meetings.

5. If the dispute has not been resolved after a hearing with the Board or if a Complainant has failed to attend the scheduled hearing, the parties must proceed to Alternative Dispute Resolution (ADR) prior to commencing any judicial or administrative proceeding.

6. If the parties can not agree on the form of ADR to be used, ADR shall be in the form of mediation with a mutually agreeable mediator.

7. Any ADR must be conducted in compliance with Colorado Revised Statutes Title 13, Article 22.

8. Allocating Costs. The costs of ADR shall be split equally between the parties involved in the ADR or as otherwise agreed to by the parties. In the event a Complainant fails to pay his or her portion of the cost of the ADR, such amount shall be considered an assessment against such Complainant's Unit, and may be collected as an assessment pursuant to the Declaration of the Association and Colorado Law.

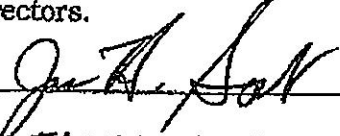
9. Definitions. Unless otherwise defined in this Policy, initially capitalized words or terms defined in the Declaration or Bylaws shall have the same meaning herein.

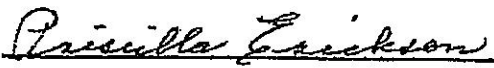
10. Supplement to Law. The provisions of this resolution shall be in addition to and in supplement of the terms and provisions found in the Declaration and the law of the State of Colorado.

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

12. Amendments. This policy may be amended from time to time by the Board of Directors.

Policy adopted this 24th day of ~~DECEMBER~~ 2009 by Resolution of the Board of Directors.


by JAMES H. GOMPERT
its BOARD PRESIDENT


Priscilla Erickson
SECRETARY