

THE WOODY CREEK TOWNHOMES ASSOCIATION NO. 1
BOARD CERTIFICATION OF CCIOA COMPLIANCE

The undersigned Board of Directors of the Woody Creek Townhomes Association No. 1 (the "Association") hereby certifies the following:

WHEREAS, The Association is a Colorado nonprofit corporation and common interest community governed by the Colorado Common Interest Ownership Act ("CCIOA"), **C.R.S. §38-33.3-101 et seq.**;

WHEREAS, CCIOA requires the adoption and maintenance of certain written policies and procedures addressing governance, enforcement, collections, records access, dispute resolution, and responsible governance;

WHEREAS, The Board of Directors has undertaken a comprehensive review of the Association's policies to ensure compliance with current statutory requirements, DORA guidance, and fiduciary best practices;

NOW, THEREFORE, BE IT CERTIFIED THAT:

1. The Board has reviewed, revised, and adopted the Association's policies to align with CCIOA as in effect in 2025.
2. The Association maintains all policies required under **CCIOA §38-33.3-209.5** and related provisions, including but not limited to:
 - a. Procedures for Collection of Unpaid Assessments
 - b. Covenant & Rules Enforcement Policy
 - c. Conduct of Meetings Policy
 - d. Inspection & Copying of Association Records Policy
 - e. Conflict of Interest & Director Ethics Policy
 - f. Policy Adoption & Amendment Policy
 - g. Alternative Dispute Resolution Policy
 - h. Reserve Study & Funding Policy
 - i. Investment of Reserve Funds Policy
3. Each policy has been reviewed for consistency, due process, reasonableness, and coordination across the Association's governance framework.
4. The Board affirms that these policies are applied in good faith, in the reasonable discretion of the Board, and consistent with CCIOA and the Association's governing documents.

CERTIFICATION

This certification was approved by the Board of Directors at a duly noticed meeting.

Meeting Date: 1/4/2026

Woody Creek Townhomes Association No. 1
A Colorado Non-Profit Corporation

By: 
Title: President

By: 
Title: Secretary

Date: 1/4/26