

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES

Adopted October 11, 2006

The following procedures have been adopted by the Crested Butte South Property Owners Association, Inc. ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To adopt a policy setting forth procedures for the adoption and amendment of policies, procedures, and rules.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing adoption and amendment of policies, procedures and rules:

1. Pursuant to the Association's governing documents and Colorado Revised Statutes 38-33.3-302, the authority to create, adopt, enforce, amend and repeal policies, procedures, rules and regulations (hereinafter collectively referred to as a "Rule") lies with the Board of Directors of the Association.

2. When the Board, in the exercise of its discretion, determines that a Rule should be adopted, amended or repealed, as appropriate, it shall do so either at a meeting of the Board or by written consent in lieu of a meeting, or by any other method authorized by the Association's governing documents or pursuant to Colorado law.

3. The Board shall then give notice of the adoption, amendment, or repeal of the Rule in writing by certified or registered mail, return receipt requested, to each Member of the Association at the address for notices to Members as provided for in the Association's Bylaws, and shall publish the Rule by any reasonable means available, including but not limited to posting the Rule in the community or on its website, if any, by e-mail, mail, newsletter, or personal delivery. The Rule, along with all other Rules of the Association, shall be available for inspection and copying in accordance with the Association's policy regarding inspection and copying of Association records. The Board has the right, but not the obligation, prior to adopting any new Rule, to conduct an informational meeting of the owners and solicit their input regarding any new or existing Rule.

4. Any owner's failure to receive the Rule shall not be a defense to any attempt by the Association to enforce the Rule or to levy fines, expenses, or attorneys' fees as a result of a violation of the Rule.

Crested Butte South Property Owners Association, Inc.

By:

Al Smith – Signature on file

President

Attest

Peter Carey – Signature on File

Secretary

This policy regarding inspection and copying of Association records was adopted by the Board of Directors at a regular meeting held on the 11th day of October, 2006, and is effective the 12th day of October, 2006, and is attested to by the Secretary of the Crested Butte South Property Owners Association, Inc.