

**RESOLUTION
OF THE
MASTER COMMUNITY ASSOCIATION
REGARDING THE ADOPTION OF THE COMPLIANCE AND
ENFORCEMENT POLICY AND PROCEDURE MANUAL**

- SUBJECT:** Adoption of the Compliance and Enforcement Policy and Procedure Manual.
- PURPOSE:** To adopt a formal manual organizing policy and procedure for the enforcement and compliance of the Association's First Amended Community Declaration and Second Amended and Restated Management Agreement.
- AUTHORITY:** The First Amended Community Declaration, Bylaws, Second Amended and Restated Management Agreement and Colorado law including C.R.S. 38-33.3-102 et seq.
- EFFECTIVE DATE:** August 17, 2022

WHEREAS, on June 3, 2022 the Governor of the State of Colorado signed into law House Bill 22-1137, Concerning practices of unit owners' associations, and, in connection therewith, authorizing the enforcement of certain matters regarding unit owners' associations in small claims court and limiting the conduct of unit owners' associations in collecting unpaid assessments, fees, and fines.

WHEREAS, House Bill 22-1137 makes amendments to the Colorado Common Interest Ownership Act (CCIOA), codified in Section 38-33.3-102 Et al. of the Colorado Revised Statutes.

WHEREAS, the aforementioned amendments to the CCIOA have necessitated the Association to amend its polices relating to the collection of unpaid assessments, conduct of meetings and covenant and rule enforcement.

WHEREAS, the Association finds, declares and determines that consistent procedures are essential for effective operation of the Association. And a centralized compliance and Compliance and Enforcement Procedure Policy and Procedure Manual aids in the effective operation of the Association.

WHEREAS, on May 18, 2022 the Board of Directors of the Association adopted a resolution of the same tittle adopting a Compliance and Enforcement Procedure Policy and Procedure Manual and has come to rely on it in the months since.

WHEREAS, the aforementioned Compliance and Enforcement Procedure Policy and Procedure Manual is no longer consistent with the Associations' policy as the Associations policy has been amended.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MASTER COMMUNITY ASSOCSATION, INC.:

1. Incorporation. The above recitals are incorporated herein by reference and adopted as findings of the Board of Directors.
2. Adoption of Policy. The document attached hereto and incorporated by reference, titled Compliance and Enforcement Procedure Policy and Procedure Manual is hereby adopted as policy of the Association.
3. Publication. The Association shall cause to have published on its website in a conspicuous location the Compliance and Enforcement Procedure Policy and Procedure Manual.
4. Amendment. The Board of Directors delegates to the Executive Director authority to make future amendments to the Compliance and Enforcement Procedure Policy and Procedure Manual without action of the Board of Directors, provided that the Board of Directors is provided notice the amendments and any amendments are publicized as prescribed herein. The Board of Directors reserves authority to amend.

**PRESIDENTS
CERTIFICATION:**

The undersigned, being the President of the Master Community Association, Inc., a Colorado nonprofit corporation, 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 August 17, 2022, and in witness thereof, the undersigned has subscribed their name.

MASTER COMMUNITY ASSOCIATION, INC.
a Colorado non-profit corporation.

By: _____
Shalise Hudley-Harris
President