

Blumenau Homeowner's Association Adoption and Amendment Policy and Procedure


Although Blumenau HOA pre-dates the required participation of the Colorado Common Interest Ownership Act (required for all HOAs formed *after* 1992 – Blumenau HOA was formed in the 1970s), the Board of Directors has sought to adopt many recommended uniform and systematic policies and procedures as prescribed in the Act.

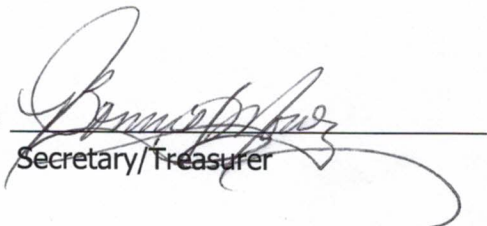
The Association hereby adopts the following procedure for the adoption and amendment of policies, procedures, and rules effective November 2017:

- A. Definitions:
 - 1. A policy is a course or principle of action adopted to guide the Board of Directors.
 - 2. A procedure is an established or official way of conducting a course of action.
 - 3. A rule is defined as a regulation or requirement governing conduct or behavior.
- B. Policies and procedures, in general, shall govern the activities of the Board of Directors in the operation of the Association.
- C. Rules, in general, shall govern the use of property within the community and the behavior of residents and/or their guests while in the community.
- D. The Board of Directors shall have the authority to adopt policies, procedures and rules to the extent they do not conflict with the Water Decree, Articles of Incorporation, Covenants and Bylaws of the Association.
- E. The Board shall have authority to adopt and amend those policies and procedures which govern Association operation. Such policies and procedures shall be adopted at an open Board meeting and documented in the minutes or in a formal resolution.
- F. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
- G. This Procedure may be amended from time to time by the Board of Directors.

IN WITNESS WHEREOF, the undersigned certify that the Amendment Procedure was adopted by resolution of the Board of Directors of the Association this 9 day of November, 2017.

Blumenau Homeowners Association

By: 
President

Attest: 
Secretary/Treasurer