

**CONTINENTAL VIEW ESTATES HOMEOWNER'S ASSOCIATION**  
Policy  
**ADOPTION OF POLICIES**

**Effective Date:** May 15, 2006

**The Board of Directors "Board" hereby adopts the following Policy for Adoption of Policies.**

**Scope.** The Board of the Association may, from time to time, adopt or amend Policies as may be necessary to facilitate the efficient operation of the Association, including the clarification of ambiguous provisions in other documents, or as may be required by law. In order to encourage Owner participation in the development of such Policies and to insure that such Policies are necessary and properly organized, the Board shall follow the following procedures when adopting any Policy.

**Drafting Procedure.** The Board shall consider the following in drafting the Policy:

- ◆ Whether the governing documents of Colorado law grants the Board the authority to adopt such a Policy.
- ◆ The need for such Policy based upon the scope and importance of the issue and whether the governing documents adequately address the issue.
- ◆ The immediate and long-term impact and implications of the Policy.

**Notice and Comment.** The adoption of every Policy shall be listed on the agenda for the Board meeting prior to adoption by the Board. Any Owner who wishes to comment on the proposed Policy shall be afforded such opportunity in compliance with Colorado law.

**Emergency.** The Board may forego the notice and opportunity to comment in the event the Board determines in its sole discretion that providing notice and opportunity to comment is not practical given the emergency nature of such Policy.

**Adoption Procedure.** After the period for Owner comment expires, the Board may adopt a new or amended policy. Or the Board, by majority rule, may decide to postpone the vote for further investigation or decide to have a special ground mail ballot of all the homeowners where the majority or super majority rules. Upon adoption or amendment of a Policy, the Policy will be effective as soon as it is posted to the CVEHOA Website and the Homeowners who subscribed to the CVEHOA Electronic Mailing List are notified.

**Policy Record or Adopted Policies.** The Board of Directors shall keep copies of any and all adopted Policies on the CVEHOA web site.