POLICY
OF EAGLES LANDING CONDOMINIUM ASSOCIATION
REGARDING PROCEDURES FOR ADOPTION OF POLICIES, PROCEDURES, RULES, REGULATIONS, OR GUIDELINES

SUBJECT: Adoption of a procedure to be followed when adopting policies, procedures, rules, regulations or guidelines (hereinafter "Policy" or "Policies") regarding the operation of the Association.

PURPOSE: To adopt a standard procedure to be used in developing Policies in order to facilitate the efficient operation of the Association and to afford Owners an opportunity to provide input and comments on such Policies prior to adoption.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

**EFFECTIVE
DATE:**   _____11-22-2024_____

RESOLUTION: The Association hereby adopts the following procedures when adopting Policies of the Association:

1.   Scope. The Board of Directors of the Association may, from time to time, adopt certain 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 ensure that such Policies are necessary and properly organized, the Board shall follow the following procedures when adopting any Policy.

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

   (a)   whether the governing documents or Colorado law grants the Board the authority to adopt such a Policy;

   (b)   the need for such Policy based upon the scope and importance of the issue and whether the governing documents adequately address the issue; and

   (c)   the immediate and long-term impact and implications of the Policy.

3.   Notice and Comment. The adoption of every Policy shall be listed on the agenda for the Board meeting prior to adoption by the Board and any Owner who wishes to comment on the proposed Policy shall be afforded such opportunity in compliance with Colorado law. Upon adoption of a Policy, the Policy (including the effective date) shall

be furnished to all Owners prior to the effective date as required by the Declaration and in such other manner as the Board deems reasonable which, at a minimum, shall include posting on the website and emailing a copy of the Policy to all Owners who have provided the Association with a valid email address.

4.   Definitions. Unless otherwise defined in this Policy, initially capitalized terms defined in the Declaration shall have the same meaning herein.

5.   Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.

6.   Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.

7.   Amendment. This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S
CERTIFICATION: The undersigned, being the President of Eagles Landing Condominium Association, a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of

2024-11-20

the Board of Directors on   and in witness thereof, the undersigned has subscribed his/her name.

Eagles Landing Condominium Association,
a Colorado nonprofit corporation

By: *Douglas Feck*
Its: President

Audit trail

Details

FILE NAME	ELCA - Adoption of Policies Policy - 11/20/24, 11:33 AM
STATUS	🟢 Signed
STATUS TIMESTAMP	2024/11/20 19:49:30 UTC

Activity

▷ **SENT**	elcahoaboard@gmail.com **sent** a signature request to: • Douglas Feck (dougfeckelcahoa@gmail.com)	2024/11/20 19:33:24 UTC
🖋 **SIGNED**	**Signed** by Douglas Feck (dougfeckelcahoa@gmail.com)	2024/11/20 19:49:30 UTC
⊘ **COMPLETED**	This document has been signed by all signers and is **complete**	2024/11/20 19:49:30 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.